

**Cardinal Crest Homeowners Association
Minutes of the Board of Directors Meeting
October 22, 2008
DRAFT**

BOARD MEMBERS PRESENT

ROB GUDZ	PRESIDENT
JIMMY WYRICK	VICE PRESIDENT
GEORGE VAUGHN	TREASURER

BOARD MEMBERS ABSENT

KEN F. EGGERS	SECRETARY
SCOTT MILLER	MEMBER AT LARGE

MANAGEMENT PRESENT

VICTORIA GARNER	CARDINAL MANAGEMENT GROUP, INC.
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OTHERS PRESENT

JANICE VERINI	INDEPENDENT RECORDING SECRETARY
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CALL TO ORDER

Rob Gudz called the meeting to order at 7:30 noting the presence of a quorum.

APPROVAL OF MINUTES

The minutes from the September meeting were not available for review. For the future the recorder will have the minutes available for the Board to review via email within 7 days after meetings.

COMMITTEE REPORTS

Newsletter

A newsletter will be put out before the next meeting, and will include information about homeowners having the opportunity to get their lawns cut by Springfield Nursery.

Website

None

Welcome

None

Social

Annual meeting packets have gone out for the meeting to be held next month. Since a large turnout is not expected, only light refreshments will be served. Mr. Vaughn will be in charge of getting the snack.

Architectural Review

There were no applications to review. Multiple violations were reviewed, Management was asked to follow up on outstanding violations.

Neighborhood watch

One of the foreclosed homes had multiple items stolen out of it. Mr. Gudz advised that the county can be called about overgrown grass and other maintenance violations. The county inspector will notify the homeowner then take care of the issue and bill the owner. This will be a great mechanism to take care of the non-compliant homes in the community.

OFFICER'S REPORTS

President

At the Annual Meeting in November there will be one seat up for the Board. Since the governing documents state there can be up to seven members, the Board will accept more members beyond the one open seat. Anyone who wants to volunteer will become a member-at-large.

Treasurer

The 2009 draft budget was presented. In order to meet operating expenses projected for 2009, the dues will need to be increased by 4%.

Upon a motion by Mr. Vaughn and seconded by Mr. Gudz it was unanimously agreed to approved the 2009 budget as revised.

Upon a motion made by Mr. Gudz and seconded by Mr. Wyrick it was unanimously agreed to approve a 10% increase in assessments for 2009, while only 4% will be assessed.

MANAGEMENT REPORT

Management will be at the annual meeting.

The Brother's Paving proposal was discussed. Management advised that the Board should wait to do all asphalt work at once next year since it is getting to cold to do it this year.

The 2009 grounds maintenance proposal from Springfield Nursery was reviewed. Mr. Gudz recommends signing for a 3 year contract through 2011 for a locked in price. It can still be cancelled with 30 day notice if they do not perform. They will also provide a flyer advertising to mow individual lawns from April through October at individual homeowners cost.

Upon a motion made by Mr. Wyrick and seconded by Mr. Gudz it was unanimously agreed to approve the Springfield Nursery contract for a 3-year term for a locked in price.

Upon a motion made by Mr. Wyrick and seconded by Mr. Vaughn it was unanimously agreed to accept Janice Verini as the independent recording secretary to record minutes for the Association.

Ms. Garner advised that VDOT was informed of the cracks in the asphalt on Red Bird Lane and Finch Street. VDOT said they do not see the cracks on Finch Street as a problem right now and they do not maintain Red Bird Lane. Management will follow up with the county regarding Red Bird Lane.

EXECUTIVE SESSION

At 8:57pm Mr. Gudz motioned to enter to executive session.

Delinquent accounts were discussed. Some accounts were sent to Wolf Recovery to obtain the delinquent amount. They will continue to let Wolf try and recover the funds, but account information will be held at the Association's attorney in case Wolf can not recover money.

With there being no further business to discuss in Executive Session, the Board returned to open session at 9:00

ADJOURNMENT

Upon a motion made by Mr. Wyrick and seconded by Mr. Gudz it was unanimously agreed to adjourn the meeting at 9:00 pm.

Respectfully submitted,

Attest,

Janice Verini

Association Secretary

Date

Motions Summary

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