

CARDINAL CREST HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 27, 2008

APPROVED

BOARD MEMBERS PRESENT

Robert Gudz	President
Ken Eggers	Secretary
George Vaughn	Treasurer

BOARD MEMBERS ABSENT

Jimmy Wyrick	Vice President
Scott Miller	Member at Large

OTHER ATTENDEES

Victoria Garner	Community Manager, Cardinal Management Group, Inc.
Meghan Watkins	Recording Secretary

**I. CALL TO ORDER/VERIFICATION OF QUORUM**

Rob Gudz noted the presence of a quorum and called the meeting to order at 7:37 p.m.

**II. APPROVAL OF MINUTES**

**George Vaughn made and Ken Eggers seconded a motion to approve the January 23, 2008 Board Meeting Minutes and the motion carried unanimously.**

**III. COMMUNITY OPEN FORUM**

No homeowners present.

**IV. OFFICERS REPORTS**

No Report

**V. COMMITTEE REPORTS**

**ARB** – Ken Eggers updated the Board on recent architectural requests.

**Special Events** – The board discussed the dates of the yard sale, spring kick off and national night out. Scott Miller will determine the date of the yard sale. The spring kick off will be April 5, 2008 between 12 – 3 p.m., Rob Gudz informed the board of the events scheduled for the spring kick off.

**Newsletter** – The board agreed to include articles addressing pipe stem maintenance, mailbox decorations, and basketball hoop storage. Management suggested an article addressing animal control ordinances, particularly lease use and cleaning up pet excrement.

**Welcome Committee** – No Report

**Neighborhood Watch** – Watches continue on track, discussed April 5 event to help enlist more active members.

**Web Master** – Rob Gudz submitted website changes that Clator Butler applied. Ken Eggers noted that the font size could be larger.

**VI. MANAGEMENT REPORT**

- a. Communication Protocol - Rob Gudz noted communication between board members should improve especially when a member will not be attending a regularly scheduled board meeting. Victoria Garner requested she be included on ARB correspondence, and Paola Fiess be excluded from correspondence.
- b. Site Visits and Notices - Management update the board on violations noted during the last property inspection and presented the modified tracking log. Management will issue letters to owners with mailboxes that are not compliant with the community standard.

**VII. UNFINISHED BUSINESS**

- a. Collection Attorney  
The board tabled the collection discussion pending review of each attorney's proposal.
- b. Trash  
Management noted that American Disposal Service is increasing the trash contract by .76 cent per unit.
- c. Reserve Study

**George Vaughn made and Ken Eggers seconded a motion to approve the draft 2008 reserve study. The motion passed unanimously.**

- d. Grounds Maintenance – Management reviewed the landscape contract, which does not include maintenance of the storm water area behind 15212 Warbler Court, it renews with a 3% increase in August. Palmer cannot provide mowing service for individual lawns and will not maintain the storm water area as part of the current contract. The board agreed to address including maintenance of this area in the next contract. Rob Gudz will meet with the Landscape companies to address what should be included in their bids. Management noted significant erosion of the community footpath and submitted a proposal to correct this erosions at a cost of \$300. The board requested proposals that will offer a more permanent solution to the eroding footpath.(i.e. asphalt paving)

**VIII. NEW BUSINESS**

- a. Draft 2006 Audit and Representation Letter

**George Vaughn made and Ken Eggers seconded a motion to approve the draft 2006 audit and sign the representation letter presented by Goldklang, Cavanaugh & Associates. The motion passed unanimously.**

- b. Engagement Letter

**Rob Gudz made and George Vaughn seconded a motion to approve the engagement letter to perform the 2007/2008 audit on behalf of the Association presented by Goldklang, Cavanaugh & Associates. The motion passed unanimously.**

**IX. EXECUTIVE SESSION**

**Rob Gudz made George Vaughn seconded a motion to enter into executive session at 9:25 to discuss owner accounts. The motion passed unanimously.**

**Rob Gudz made and George Vaughn seconded a motion to exit executive session and reconvene open session at 9:39 p.m. The motion passed unanimously.**

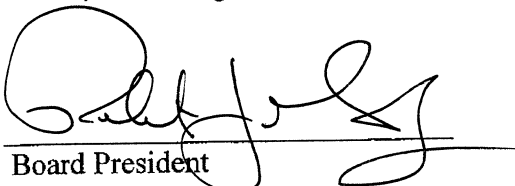
The board requested Management obtain lien status for account number 0529.

**X. ADJOURNMENT**

**Ken Eggers made and George Vaughn seconded a motion to adjourn the meeting at 9:40 p.m., and the motion passed unanimously.**

Respectfully submitted,

  
Meghan Watkins, Recording Secretary

Approved   
Board President

Date 4/7/08