

CARDINAL CREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MARCH 26, 2008

APPROVED

BOARD MEMBERS PRESENT

Robert Gudz President
Jimmy Wyrick Vice President
Scott Miller Member at Large

BOARD MEMBERS ABSENT

Ken Eggers Secretary
George Vaughn Treasurer

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 7:35 p.m.

II. APPROVAL OF MINUTES

George Vaughn made and Ken Eggers seconded a motion to approve the February 27, 2008 Board Meeting Minutes as edited and the motion carried unanimously.

III. COMMUNITY OPEN FORUM

a. 15350 Finch Court – Mailbox/Storm Door Appeal.

Mr. Gaurban presented pictures of his mailbox as proof that the mailbox is in compliance. Mr. Gaurban requested the board allow him to keep his storm door even though it is not a full view door. The board denied Mr. Gaurdan's request and informed him that he would have to remove his storm door within the next two weeks. Management will verify that the storm door was removed as required.

IV. OFFICERS REPORTS

No Report

V. COMMITTEE REPORTS

ARB – Management will verify that the status of any pending ARB applications.

Special Events – The board will pass out flyers to notify owners of the egg hunt and public safety demonstration on April 5, 2008. The board agreed to hold the yard sale on the weekend of May 3 or 17 but will determine the exact date at the next meeting. Management will verify that Henderson Elementary is available for the annual meeting on 11/19/2008.

Newsletter – Ellen Butler issued the newsletter.

Welcome Committee – No Report

Neighborhood Watch – Watches continue on track, discussed homeowners help to enlist more active members.

Web Master – No Report

VI. MANAGEMENT REPORT

Contracts

- a. Victoria Garner made the board aware of the renewal notice and increase from Cardinal Management Group. She noted that the increase was effective March 1, 2008.
- b. Victoria Garner informed the Board that the current trash contract recently renewed for five years. Jimmy Wyrick noted that the trash company is leaving loose trash behind.

Grounds and Maintenance

- a. The board tabled approval of the proposals to restore the trail on Towhee Court until more members are available to review the options presented.

VII. UNFINISHED BUSINESS

- a. Collection Attorney
The board tabled the collection discussion pending further review of each attorney's proposal.
- b. Attorney Proposals

Rob Gudz made and Scott Miller seconded a motion to keep the Associations current counsel and the motion passed unanimously.

VIII. NEW BUSINESS

- a. White Fences Cleaning/Painting – Ken Eggers is in the process of cleaning the white fences in the common area.
- b. Monument Sign – Scott Miller agreed to power wash the Monument sign at the entrance to the community.
- c. Pipe Stem Drive Way Inspections – Management will draft a letter to all homeowners who have homes with pipe stem driveways. The letter will inform them of required repairs and maintenance. Rob Gudz will review and approve the letter prior to mailing.

IX. EXECUTIVE SESSION

Rob Gudz made Jimmy Wyrick seconded a motion to enter into executive session at 9:03 to discuss owner accounts. The motion passed unanimously.

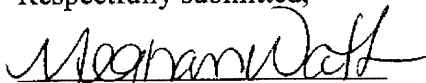
Rob Gudz made and Scott Miller seconded a motion to exit executive session and reconvene open session at 9:13 p.m. The motion passed unanimously.

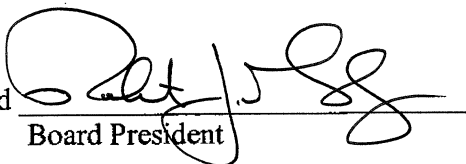
The board requested Management notify Chadwick Washington to do nothing further with account number 73- 0609-01 and to turn this account over to a smaller collection firm once the board has selected a firm.

X. ADJOURNMENT

Rob Gudz made and Jimmy Wyrick seconded a motion to adjourn the meeting at 9:17 p.m., and the motion passed unanimously.

Respectfully submitted,


 Meghan Watkins, Recording Secretary

Approved 
 Board President

Date 5/1/08