

CARDINAL CREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 23, 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

Tom Mazzei Community Manager, Cardinal Management Group, Inc.
Michele Bastin Interim Recording Secretary

I. CALL TO ORDER/VERIFICATION OF QUORUM

Rob Gudz noted the presence of a quorum and called the meeting to order at 7:40 p.m.

II. APPROVAL OF MINUTES

Scott Miller made and Ken Eggers seconded a motion to approve the March 28, 2008 Board Meeting minutes as presented and the motion carried unanimously.

President would like a clean signed copy of the minutes sent to him. Management will take care of this.

III. COMMUNITY OPEN FORUM: NONE

IV. OFFICERS REPORTS: NONE

V. COMMITTEE REPORTS

ARB – One approval for 4050 Towhee Court, front door.

Newsletter – April newsletter was sent out, do not feel the need for another one until later in the summer.

Welcome Committee – One new owner welcomed. Receipt for welcome basket given to Management for reimbursement.

Neighborhood Watch – None

Web Master – Website is looking good. Good history of past meeting minutes posted on the site.

Special Events- Yard Sale update: ad will be placed in the Potomac News, to run Monday-Thursday. New date is Saturday, May 31, 2008 with a rain date of Saturday, June 1, 2008: 7:30AM-11:30AM. Sign will be put out one week prior to the event. Rob will coordinate with Scott.

The Egg Hunt/Neighborhood Watch event was cancelled due to weather. It has been rescheduled for Saturday, May 31, 2008. Board would like to invite the Boy Scouts so that they can cook the hot dogs. If this is not possible, then pizza will be ordered. Rob will prepare the flyers for the community so they may be distributed two week prior to the event.

VI. MANAGEMENT REPORT

- a. Financial statements for the First Quarter were made available for the Boards review.
- b. Proposals for the Towhee Trail were available for the boards review.
- c. Management will continue to inspect the property weekly.

Grounds and Maintenance

- a. The board tabled approval of the proposals to restore the trail on Towhee Court until more clarification can be received regarding the proposals. The Board will review these by way of e-mail and a decision will be made in lieu of a meeting.
- b. The Board would like for Management to take pictures of any violations on the property and send them to the Board for prior approval before letters are sent out.

UNFINISHED BUSINESS

- a. Collection Attorney
The board tabled the collection discussion again until next meeting, pending further review of each attorney’s proposal and.
- b. The slide at the tot lot was inspected by Scott Miller. He feels that it will probably need to be replaced next year.

VII. NEW BUSINESS

- a. Issue regarding home based businesses: Management is requesting clarification from the Board as to any new Policy Resolutions regarding this issue. Management has received a complaint from a homeowner. Rob Gudz will e-mail these to Management. There is some question as to possible “Grandfathering” of some businesses.

VIII. EXECUTIVE SESSION

Rob Gudz made Scott Miller seconded a motion to enter into executive session at 8:25 to discuss advice of counsel and delinquencies. Motion passed

Rob Gudz made and Scott Miller seconded a motion to exit executive session and reconvene open session at 8:37 p.m. The motion passed unanimously.

Rob Gudz made and Scott Miller seconded a motion to send 12 accounts 10-day demand letter. Motion passed.

IX. ADJOURNMENT

Rob Gudz made and Jimmy Wyrick seconded a motion to adjourn the meeting at 8:40 p.m., and the motion passed unanimously.

Respectfully submitted,

Michele Bastin, Interim Recording Secretary

Approved _____
Board President

Date _____