

CARDINAL CREST HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
July 23, 2009
APPROVED

BOARD MEMBERS PRESENT

Jimmy Wyrick	President
Pearl Singh	Treasurer
Scott Miller	Secretary
Ken Eggers	Member at Large
Rob Gudz	Member at Large
George Vaughn	Member at Large

BOARD MEMBERS ABSENT

Ellen Butler	Vice President
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MANAGEMENT PRESENT

Victoria Garner	Community Manager, Cardinal Management Group, Inc.
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OTHERS PRESENT

Janice Verini	Independent Recording Secretary
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CALL TO ORDER

Mr. Wyrick called meeting to order at 7:44 pm, noting presence of quorum.

APPROVAL OF MINUTES

The draft April minutes were reviewed.

Motion: Mr. Wyrick motioned to approve the April meeting minutes. Mr. Miller seconded. The motion carried unanimously.

COMMITTEE REPORTS

Welcome

Mr. Miller reported that there have been no new move-ins since the last report and all of the previous baskets were delivered.

Special Events

The community yard sale and neighborhood watch event was a success.

Architectural

There are no outstanding applications. The violation log was reviewed.

Neighborhood Watch

There was a recent car break-in. Mr. Wyrick will email the information to the Neighborhood Watch committee. Mr. Eggers will prepare a flyer to be distributed to the community to get more interest in the Neighborhood Watch.

MANAGEMENT REPORT

The June 30, 2009 financial statements were reviewed. The Association currently has a negative Member's Equity. The auditors recommend that the number should be 10%-15% of the total income and dues should be increased to get that number up to the recommended amount.

The 2009 audit engagement letter from Goldklang, Cavanaugh and Associates was presented for the 2009 audit and taxes.

Motion: Mr. Vaughn motioned to accept the engagement letter. Mr. Miller seconded. The motion carried unanimously.

The Association's insurance provider, CAU, has decided to go to 3-year policies so the Association will not have to renew until every 3 years and it locks in the rates.

A proposal from Springfield Nursery for additional liming per their soil tests was presented. Management and the Board agreed that this is not necessary.

Mr. Miller asked about the locations of the Board meetings. Management advised that the day of the meetings, the third Thursday of each month, is taken at the Ferlazzo Building each month. If the Board would like to move the meetings to the third Wednesday, the Ferlazzo Building would be available. The Board declined and stated the Ferlazzo would be sufficient.

Management advised a proposal for the Bridge repairs on Towhee would be presented in the near future.

EXECUTIVE SESSION

Motion Mr. Miller motioned to enter into Executive Session at 8:20 pm. Mr. Vaughn seconded. The motion carried unanimously.

The Association's collections policy was discussed.

Motion: Mr. Wyrick motioned to return to Open Session at 8:26 pm. Mr. Miller seconded. The motion carried unanimously.

ADJOURNMENT

Motion: Mr. Wyrick motioned to adjourn the meeting at 8:26 pm. Mr. Miller seconded. The motion carried unanimously.

Respectfully submitted,

Janice J. Verini
Independent Recording Secretary