

CARDINAL CREST HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
October 22, 2009
FINAL

BOARD MEMBERS PRESENT

Jimmy Wyrick
Ellen Butler
Scott Miller
George Vaughn
Pearl Singh
Rob Gudz

BOARD MEMBERS ABSENT

Ken Eggers

MANAGEMENT PRESENT

Victoria Garner Community Manager, Cardinal Management Group, Inc.

OTHERS PRESENT

Janice Verini Independent Recording Secretary

CALL TO ORDER

Mr. Wyrick called the meeting to order at 7:40 pm, noting the presence of quorum.

APPROVAL OF MINUTES

Motion: Mr. Wyrick moved to approve the July and September minutes as written. Mr. Miller seconded. The motion carried.

COMMITTEE REPORTS

Newsletter

Fall newsletters went out October 21.

Website

Management will email the past three months of minutes in pdf form to post to the website.

Architectural Review Board

There have been two recent applications for significant additions to homes. The ARB will need to take a harder look at the applications before approving them.

Neighborhood Watch

The neighborhood watch schedule was discussed. Mr. Gudz would like a current email and phone list from all block captains of the active neighborhood watch participants.

Budget

Ms. Singh reported that the budget committee met and worked on the 2010 budget.

The trash contract was reviewed and it was determined that the contract expires in February 2012.

The Board discussed bad debt. Management recommends based on current trend and the auditor's recommendation 3.4% of the annual assessment amount for bad debt.

Motion: Mr. Wyrick moved to accept the draft budget that management presented. Mr. Miller seconded. The motion carried 5-1. Ms. Butler opposed.

OFFICER REPORTS

President

The Board discussed the bi-monthly meeting schedule. Ms. Garner reviewed her schedule with the Board. Once the election occurs at the annual meeting, the newly elected Board will decide the 2010 schedule.

MANAGEMENT REPORT

Motion: Mr. Vaughn moved to accept Carlos's \$520 proposal to repair the bridge. Ms. Butler seconded. The motion carried unanimously.

EXECUTIVE SESSION

Motion: Mr. Wyrick moved to enter into Executive Session at 8:55 pm. Ms. Butler seconded. Motion carried unanimously.

Motion: Mr. Vaughn moved to leave executive session at 9:19 pm. Ms. Butler seconded. The motion carried unanimously.

Motion: Ms. Butler moved to have management contact the attorney to have a draft resolution regarding trash services. Mr. Wyrick seconded.

Motion: Mr. Vaughn moved to write off all accounts identified. Mr. Miller seconded. The motion carried unanimously.

ADJOURNMENT

Motion: Mr. Miller moved to adjourn the meeting at 9:25 pm. Mr. Vaughn seconded. The motion carried unanimously.

Respectfully submitted,

Janice J. Verini
Independent Recording Secretary