Cardiff Glen II Homeowners Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | Fax (970) 945-7281

Annual Meeting
November 5, 2008 – 6:30 p.m.
Meeting Held At
Glenwood Springs Community Center
100 Wolfson Road
Glenwood Springs, CO 81601

Board Members Present:
Cindy Sanborn
Gwen Richter

A list of members present and proxies are available at the office of Crystal Property.

The annual meeting of the Cardiff Glen II Homeowners Association was held on November 5, 2008, 6:30 – 8:37 p.m. at the Community Center, 100 Wolfson Road, Glenwood Springs, Colorado. The meeting was called to order at 6:39 p.m. by Cindy Sanborn. A quorum was established.

Quorum
Cindy Sanborn called the meeting to order. Attendance was taken and proxies were Counted

Previous Annual Meeting
The November 15, 2007, annual meeting minutes were distributed. There were no corrections to these minutes.

2009 Budget
The 2009 Budget had been approved prior to the annual meeting by the current Board via e-mail. (in accordance with the Cardiff Glen II Covenants). The 2009 Budget was discussed and the budget was ratified.

Election of Board Members
Two positions on the 2009 Board are up for election. A vote was taken. Cindy Sanborn and Brandon Beaudette were elected to the 2009 Board. The 2009 Board is as follows:

Karen Holbert	(Village Homes)
Mark Osborn	(Village Homes)
Matt Osborn	(Village Homes)
Cindy Sanborn	(Homeowner)
Brandon Beaudette	(Homeowner)

Water Issue Update
Not all of the members of the current Cardiff Glen II Committee were present to provide a detailed update on progress during the Annual Meeting; however, this will be a topic during the next Board meeting. All members present were invited to attend.

Owner Concerns

- Cost Sharing – The new Board will continue to work towards an amended agreement with Cardiff Glen I Board
- Water Issues – The new Board will continue to work with the Cardiff Glen II Water Committee and the four other entities involved
- Gutters for Townhomes – This item was tabled for the new Board
- Parking Issues – This will be an issue that the new Board will discuss
- Townhome Fire Rooms are not insulated appropriately – Matt Soper and Evan Marty volunteered to form a committee to take a look at the fire houses as well as the current contracts with Pro-guard and Tri-County

With no further business, the meeting was adjourned at 8:39 p.m.

Respectfully,
Sarah Windholz
Crystal Property Management