

Cardiff Glen II Homeowners Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

Homeowner's Meeting
February 8, 2007 - 5:00pm

Present:

Tom Stevens- BOD

Brandon Beaudette

Gwen Richter

Wilma Forman

Justin Windholz- CPM

Nancy Stover- BOD

Maureen McGhee

Barbara Bleich

Chuck Leavitt

A Homeowners meeting of the Cardiff Glen II Homeowners Association was held on February 8, 2007 at 5:00pm at the Glenwood Springs Community Center located at 100 Wolfsohn Road, Glenwood Springs, CO 810601. The meeting was called to order at 5:00 pm. There was a quorum established.

1. 2007 Budget

- a. The 2007 budget was discussed and reviewed. Questions were asked about how the budget was established. The budget was originally done by the previous management company and the board decided it would be best to continue using the figures they came up with because they handled all the finances for the association over the past year. Questions were also raised about the cost of landscaping and maintenance. Crystal Property is currently obtaining bids from various landscaping companies for work in 2007. Crystal Property also reviewed the differences in cost of the single family residences vs. townhomes and what the dues cover. The budget raises dues for owners, and the increase in dues will begin April 1st 2007 and reflected on the April statements.

2. Volunteers for 2007

- a. The Board explained that they needed at least one homeowner volunteer to serve on the Board of Directors. Two homeowners, Gwen Richter and Brandon Beaudette, volunteered. They gave a brief history about themselves and their qualifications. A motion was made to elect both volunteers. The motion was seconded and approved unanimously.

3. Owner Concerns

- a. Owners had several concerns in regards to warranty work on their homes. They were advised to contact the warranty department at Village Homes. Tom Stevens agreed to help expedite the process.

- b. One owner had a concern about her yard; because there is no fence it allows too much foot traffic through her front yard. The Board agreed to address the issue in the spring and look at the possibility of extending her existing fence to help prevent the problem.
- c. Owners had concerns about the snow shoveling; snow was not being removed in some areas of the commons which is a safety issue. Crystal Property agreed to contact the current snow shoveling company to address the concerns.
- d. Questions were asked about what is currently being done about vehicles parked in guest parking for longer than 24 hours. Crystal Property will be contacting a towing company if vehicles are parked in the guest parking too long.
- e. Questions were raised about future construction and when the Developer would be finished building homes. Village Homes said that they will be holding a meeting for residents in the near future in regards to the remaining townhomes that will be built to address these issues.

With no further business to address, the meeting was ended.

Respectfully,

Justin Windholz
Crystal Property Management