

Cardiff Glen II HOA
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BOARD MEETING
September 12, 2012 @ 6:00 P.M.

LOCATION
1512 Grand Ave, Suite 109
Glenwood Springs, CO 81601

Board Present:

Barbara Bleich
Susan Proctor
Donald Gillow

Others Present:

Justin Windholz, Crystal Property Management

Bring to Order/Establish Quorum

- The meeting was called to order at 6:05 P.M. by Barbara Bleich.
- A quorum was established.

Review/Approval of Financials/Delinquencies

- The Board reviewed the August 2012 Financials. A motion to approve the financials was made by Susan Proctor. Barbara Bleich seconded the motion. The motion passed unanimously.
- It was noted that the delinquent accounts have been turned over to the collection company for future processing.

Review/Approval of Previous Meeting Minutes

- The Board discussed the August 8, 2012 Board of Director Meetings Minutes. A motion was made by Susan Proctor to approve the meeting minutes. Barbara Bleich seconded the motion. The motion passed unanimously.

Open Board Discussion

- Concrete Bids
 - The Board discussed the additional bid presented for the concrete installation near the Summerville Park. After discussion, it was agreed that the bids were higher than anticipated and that the project would be reconsidered in 2013.
- Fairfield Woods PUD Request
 - The Board discussed a request on behalf of US Bank from the Fairfield Woods attorney office to review the letters which Cardiff I and II had worked on. The Board agreed that this was privileged information and would not be turned over to Fairfield Woods.

- Landscaping Issues
 - The Board discussed the existing landscaping contract with Sanctuary Landscaping. Over the past several weeks there have been complaints in regards to the quality of the job done by Sanctuary. The Board reviewed another bid that was submitted for comparison purposes. The Board agreed that they would seek another bid for comparison purposes and have Crystal Property talk to Sanctuary about the quality issues. This issue will be discussed at upcoming meetings.
 - It was reported that the 2 new trees would be planted by September 30, 2012.
- Homeowner Concerns
 - One owner asked that the Board plan to make asphalt repairs in 2013. CPM agreed to seek bids for the work.
 - Barbara Bleich advised that she attended a planning meeting concerning a new development across Airport Road. Barbara reported that the neighborhood is in the early planning phases, but a big concern from the neighborhood was parking which the developer said they would take into consideration.
 - Barbara Bleich advised that wildlife including bears have been seen in the neighborhood. The Board asked CPM to contact the trash company to ensure that locking mechanisms are installed on all cans.
 - The Board discussed the upcoming snow plow season and agreed to contract with the same company as last year, CLC maintenance.

Adjourn Meeting

- With no further business to discuss, the Board of Directors Meeting was adjourned at 6:45 P.M.

Respectfully Submitted,

Justin Windholz
Crystal Property Management