Cardiff Glen II Homeowners Association
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Meeting Date:
March 9, 2022

Meeting Location:
Videoconference

Board Members Present:
Donald Gillow
Meryl Glickman
Marty Rochowiak
April Chiarell
Jennifer Trumble

Others Present:
Justin Windholz, Crystal Property Management

Call to Order

- The meeting was called to order at 6:00
- A quorum of the Board was established

Previous Meeting Minutes

- The February 2022 Board meeting minutes were reviewed. A motion was made to accept the minutes. The motion was seconded and approved.

Financial Reports

- The Board reviewed and discussed the February 2022 financial reports. A motion was made to approve the financial reports. The motion was seconded and approved unanimously.

New Business

- Airport Road Wall
    - Meryl Glickman reported that talks are still ongoing with what the city will do regarding the proposed sound wall along Airport Road. The City staff reviewed the HOA's suggestion to consider a berm instead of the wall but they did not support it. The issue will be discussed with the Town Counsel in April.
- Design Review

    - The Board discussed the issue of unapproved solar panels that were installed recently. Meryl and Justin have both reached out to several companies who reviewed the installation. Everyone who has reviewed it said that it's up to code and in line with industry standard. The Board is still waiting for a document to be reviewed by the Association attorney so that it can be provided to the owner.
- Airport Tree Mitigation
    - The Board reviewed a notice which was sent by the Town concerning tree mitigation that might be done because of their proximity to the airport. Many trees in Cardiff look to be affected but the project is in the beginning phases and its unclear on the timing of when the work would be done. The Board will continue to review information as it becomes available.
- Solstice Townhomes
    - The new townhomes in phase 3 of the neighborhood are nearing completion. Once they receive their certificate of occupancy, their Association will participate in cost sharing for common area expenses.
- Landscaping
    - Mountain High Landscaping is expected to begin their seasonal work in the next coming weeks.

Adjourn Meeting

- With no further business to discuss, the meeting was adjourned at 7:05 P.M.

Respectfully,

Justin Windholz
Crystal Property Management