

Cardiff Glen II Homeowners Association
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Meeting Date:
September 20, 2023

Meeting Location:
Videoconference

Board Members Present:

Donald Gillow
Meryl Glickman
Mike Rochiowiak
April Chiarell

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

Financial Reports

- The Board reviewed and discussed the August 2023 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 there are no updates available for the wall along Airport Road.
- Landscaping
 - Justin Windholz reported that the landscaping season is nearly complete. Several meetings have been held with the landscapers to work to improve the quality of service. It is hopeful that continuing to work with them will be productive. Pricing will also be sought to ensure it is competitive.
- Trash Service

- After several rounds of discussion with the City and the trash company it was agreed that it would be most efficient to conduct the switch over in early 2024 from the HOA to the City.
- Insurance
 - Pricing was reviewed for new insurance service for the townhome units. The policy premium is substantially higher with the new companies. After discussion, it was agreed that Farmers Insurance would be chosen for the insurance services.
- 2024 Budget
 - The Board reviewed draft budgets for both the Master and Townhome Associations. After discussion it was agreed the Master dues could remain at their existing levels and that the Townhome dues needed to be increased to compensate for the insurance increase. These will both be reviewed again at the next meeting and then given to all unit owners for ratification.

Adjourn Meeting

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

Respectfully,

Justin Windholz
Crystal Property Management