

Cardiff Glen II Homeowners Association
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Meeting Date:

December 13, 2023 @ 6:00 P.M.

Meeting Location:

Zoom Teleconference

Board Present:

Donald Gillow
Marty Rochowiak
April Chiarell

Proxies and Sign in Sheet:

On file at Property Management office

Roll Call or Check-In Procedure

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

Proof of Notice of Meeting or Waiver of Notice

- The proof of notice was met.

Previous Annual Meeting Minutes

- The membership reviewed the 2022 Annual Meeting Minutes. A motion to approve the minutes. The motion was seconded and passed unanimously.

New Business

- 2024 Budget
 - The Board reviewed the 2024 budget. The Master HOA dues will remain at their existing level of \$135 per month. The Townhome dues will increase to \$220 per month.
 - The Townhome dues increase is largely attributed to a recent increase in insurance rates. Recently the insurance premium nearly doubled for the year leaving little choice other than the increase the dues. The Master dues will remain at their existing level despite trash service being eliminated through the HOA and being taken up by the City of Glenwood. The hope is that this will allow more savings for future projects.
- 2024 Projects
 - Painting at the townhomes will continue in 2024 with one building scheduled.
 - Concrete repairs will continue at the Townhomes in 2024.

- Landscaping is being reviewed this year. The existing company has done an overall good job but there are additional detail things that the Board would like to see happen. Several areas were identified from members including a solution to muddy / poor grass conditions near 1407 Darrow.
- Airport Road Project
 - Several years ago, the City started preliminary work on the South Bridge project. This project is expected to cause Airport Road in front of the neighborhood to be redone substantially. Over the past year there haven't been any substantial updates concerning the project, but it was recently announced that the City had obtained federal funding for the project. So, it is expected to gain traction again soon. The Board will be in contact about the project and will keep it on the agenda for discussion as updates become available.
- Owner Concerns
 - Several maintenance items were asked to be addressed.
 - The parking policy was reviewed. Presently, parking is through the honor system and if there are any violations of cars being there too long or blocking various areas, that specific car or owner will be notified.
 - It was asked of the HOA to address some of the outside storage in the back areas near the alleys. This will be an item for spring cleanup and all units will be asked to clean up their outside areas and keep them in better condition with misc storage being cleaned up and put away or disposed of.
 - It was suggested that the neighborhood do a summer bbq. This will be looked at later in the year.
- Election of Executive Board Members
 - The 2024 Board of Directors is as follows:
 - Donald Gillow
 - April Chiarell
 - Meryl Glickman
 - Martin Rochowiak
 - Trixie Elting
 - Scott Butler

Adjourn Meeting

- With no further business to discuss, the meeting was adjourned at 7:15 P.M.

Respectfully Submitted,

Justin Windholz
Crystal Property Management