

Cardinal Glen of Loudoun
Homeowners' Association, Sections 1 and 2

Minutes of the special board meeting held May 8, 2006.

Meeting was called to order 7:30 PM. Board members present were Gerda Wolf, Mary Kipps, Jim Babcock, Tom Wible and Eric Waggoner. Bill Wheeler was absent.

Homeowners Becky and Rod Matsko, Janet Brooks, and Mr. and Mrs. Espinosa were present. Owners are of homes at addresses 3 Coloma Ct., 107 Cardinal Glen Circle, and 120 Cardinal Glen Circle respectively.

Janet Brooks presented sales literature about a gazebo for the back yard of her home. She will fill out a new architectural review form with adequate details of the construction and signatures of neighbors from the owners on both sides of her lot.

The Matskos presented information about a landscaping plan for landscaping the area of their lot where three large trees were removed. The board accepted the plan and will notify the neighbors about possible action no later than two weeks from the meeting date. The Matskos left the meeting after the discussion.

The Espinozas discussed the removal of a tree on their lot. They indicated that the tree was diseased, had been infested with bugs, and was too close to the house. Two new small trees have been planted. The stump from the removed tree has been ground. The board will consider the argument of the Espinozas regarding the removed tree. The Espinozas indicated that they want to change the color of their shutters to brown. The board advised them to submit an architecture review form for the change of color. The Espinozas left the meeting after the discussion.

The checking balance was reported as \$19927.

Mary presented an estimate prepared by Davey Tree for trimming of the Holly bushes at the front entrance to the development. The board approved the expenditure of \$390 for the trimming. An additional charge of \$84 was suggested for fertilization of the pine trees at the entrance. The board discussed the fertilizer and decided that only granular fertilizer would be acceptable. Mary will confirm the type of fertilizer before accepting that portion of the contract.

A discussion about the possibility of transferring some or all of the board duties to a commercial management company. This move is becoming necessary due to lack of volunteers from the community to serve on the board. Gerda will research pricing and alternatives for management companies and Tom will bring fliers received at the HOA PO Box.

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The neighbors at 15 Coloma Ct. have cut their grass. Trash in the back yard has not been removed.

The owners of properties at 115 Cardinal Glen Circle, 121 Cardinal Glen Circle, and 302 Cardinal Glen Circle still must provide documentation for removal of trees without an approved architectural review form.

Meeting adjourned at 8:55.