

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

Minutes of the board meeting held September 18, 2006 at the Cascades Regional Library.

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

The minutes from the August meeting were reviewed and unanimously accepted without change.

Tom reported that the checking account balance is 18,908.59. The CD amount is unchanged. There are nine homeowners who have not paid dues for 2006 and five homeowners who have not paid for 2005. Reminder letters have already been sent to the unpaid 2005 balances and Tom said he would send reminder letters for the unpaid 2006 balances.

Tom reported that the Association's lawyer has made available a fixed price service that provides unlimited telephone consultation for a fixed monthly charge of \$200. Document preparation is extra. Documents will be scanned and distributed to the board members.

Mary reported that Armstrong Management has not followed up on their presentation to the board. Two other management companies have also not responded. Mary will continue to work on the issue.

The owner of the garage door whose color was changed to a non-approved color insists that the color was not changed. Jim will follow up with the owner and a hearing will be setup if there is no resolution otherwise. Bill reported an update to the construction at 4 Red Wing Ct. During construction of the garage, an unmarked main power line was struck. While waiting for repairs, the siding will be replaced on the opposite side of the house. A discussion of three unresolved issues pertaining to trees removed without permission. Each of the homeowners has signed the form acknowledging the infraction and paid the assessment. Gerda motioned that pending visual inspection by Jim, Mr. Mason is contacted to advise on the next step in enforcement of the violation. The board voted unanimously to accept the motion.

Bill will draft a newsletter in Word and send to Jim. Home maintenance will be the focus of the newsletter. Mary will contact VDOT to see if they will maintain weed growth around the storm drains.

The board received three maps from the surveyor. Information in the survey shows that construction of a concrete patio at 121 Cardinal Glen Circle encroaches on the common ground. The homeowner will be informed.

Meeting adjourned at 8:40.