

**Cardinal Glenn Condo Association**  
**2021 Annual Meeting Minutes**

**Facilitator: Shandar Hoagland, DSI Real Estate Group**

**Meeting Date: April 12, 2021**

**Location: Virtual**

**Meeting Called by: Cardinal Glenn Condo Association**

**Type of Meeting: Annual Association Meeting**

**Note Taker & Time Keeper: Shandar Hoagland**

**Attendees: (Please see sign in sheet)**

**Agenda Item:**

**A) Roll Call;**

Obtained via the sign in sheet

**B) Proof of Notice of Hearing;**

Shandar presented a copy of the letter that was sent to all owners.

**C) Proof of Quorum:** There were 9 owners in attendance, a quorum was not reached.

**D) Minutes of Preceding Annual Meeting;**

There was not a meeting in 2020, the 2019 minutes were approved.

**E) Officers Reports:**

No reports

**F) Committees Reports:**

No reports

**G) Election of Board of Directors:**

The current Board decided to stay on as well as the following additional volunteers.

Amy Turkowski

Dana Craker

Danny Smylie

**H) Unfinished Business;**

**a. Deck repairs**

Contract is signed and a deposit has been paid. We will be replacing the floorboards with a composite material and fixing the railings with wood if needed.

**b. Front railings**

These are also on the docket to be repaired this year.

**c. Concrete steps/walks**

Mud jacking was done last year, and more repairs will be done this summer/fall.

**d. Tree replacement**

We still need one more tree and shrub to be planted this spring to replace the ones that were removed last year.

**I) New Business;**

**a. Sealing of driveways-**we will get bids for the work and share with the Board.

**b. Construction cleanup-**we will send our maintenance team out to clean up.

c. **Dues Income**-Only one owner that still has outstanding dues.

J) **Budget;**  
**2020-2021 Expense Report;**

<b>Cardinal Glenn Condominium Expenses as of 4/12/21</b>			
<b>2020-2021</b>			
	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
<b>Snow Removal</b>	<b>\$12,096</b>	<b>\$14,733</b>	<b>-\$2,637</b>
<b>Mowing</b>	<b>\$3,456</b>	<b>\$2,986</b>	<b>\$470</b>
<b>Management Fee</b>	<b>\$6,624</b>	<b>\$6,624</b>	<b>\$0</b>
<b>Maintenance</b>	<b>\$2,880</b>	<b>\$6,893</b>	<b>-\$4,013</b>
<b>HOA dues</b>	<b>\$4,032</b>	<b>\$4,292</b>	<b>-\$260</b>
<b>Utilities</b>	<b>\$2,304</b>	<b>\$2,318</b>	<b>-\$14</b>
<b>Landscape Maintenance</b>	<b>\$3,168</b>	<b>\$7,148</b>	<b>-\$3,980</b>
<b>Miscellaneous</b>	<b>\$3,168</b>	<b>\$955</b>	<b>\$2,213</b>
<b>Insurance</b>	<b>\$8,352</b>	<b>\$9,379</b>	<b>-\$1,027</b>
<b>TOTAL</b>	<b>\$46,080</b>	<b>\$55,327</b>	<b>-\$9,247</b>
<b>Reserve</b>	<b>\$5,760</b>	<b>\$5,760</b>	<b>\$0</b>
<b>TOTAL</b>	<b>\$51,840</b>	<b>\$61,087</b>	<b>-\$9,247</b>

**The following Categories were over budget:**

Snow Removal	\$2,637
Maintenance	\$4,013
HOA Dues	\$260

Utilities	\$14
Landscape Maintenance	\$3,980
Insurance	\$1,027

**Following categories were under budget:**

Mowing	\$470
Miscellaneous	\$2,213

**K) Adjournment.**

There were no additional questions or topics, so the meeting was adjourned at 6:18 pm.