

Cinnamon Ridge Community Association  
Board Meeting {Homeowners Welcome}  
January 30, 2008 – 6:00 PM  
Location: Saturn of Henderson  
310 North Gibson Road – Henderson, NV

Minutes

- I. Call to Order/Establishment of Quorum  
The meeting was called to order at 6:00 PM

Board Members in Attendance: Jay D'Angelo, President  
Andrew Jacobson, Vice President  
Gwen Spillard, Secretary/Treasure

Other in attendance: Rachel Jeppesen, Colonial Property  
Management

14 Homeowner(s)

A Quorum of the Board was established.

Management announced that Lawrence Lutz will be taping the meeting.

- II. City of Henderson Presentation Regarding Rezoning of the Flood Zone  
In attendance from the City of Henderson, Curt Chandler, P.E. Land Development  
Manager and Albert Jankowiak, P.E. Project Engineer II. The City of Henderson  
informed the Homeowners that funds have been allocated for the following  
projects and have the following time line:

Heritage Park Outfall Channel  
Advertising the Project – February 4, 2008  
Bids will be opened – February 28, 2008  
Contract for Construction will be awarded – March 18, 2008  
Construction to begin – April 1, 2008  
Completion of construction scheduled by – October 2008

Northeast C-1 Detention Basin/Drake Channel  
Waiting on further information from consultant  
to put together items to advertise the project.  
Construction is planned to begin May/June of 2008 and  
project is expected to take 14 months to complete.

FEMA has indicated they will not make any map adjustments until the Northeast  
C-1 Detention Basin/Drake Channel is completed. Flow paths must be reduced  
where the C-1 Channel (Pueblo) meets the C-1/Drake on Drake street.

These two projects should be competed in the fall of 2009 and the FEMA  
submittal process can begin. This usually takes a minimum of six months for the  
first submittal to take place.

If any homeowner needs additional information – they can contact the City of  
Henderson Flood Zone information -702-267-3696 website – cityofhenderson.com.

III. Homeowners Open Forum

Homeowners made the following comments to the Board

- ❖ When is the summary of the 2008 budget going to be mailed out to the Homeowners?
- ❖ Oil is being dumped into the gutter on Chaste street by a homeowner.
- ❖ Homeowner submitted ARC application at the meeting.
- ❖ How many violation letters are sent out on a monthly basis?
- ❖ Several yards throughout the community are in poor condition – what are being done by the Board.
- ❖ Garbage cans are being left out on non-trash day.
- ❖ Not seeing the landscaping company out on a daily basis.

IV. Board to Appoint Homeowner to the Board to Fill Vacant Position

Board asked if there are any Homeowners that are interested in filling the vacant position.

The only homeowner that was interested was Jay D'Angelo.

Andrew Jacobson motioned to appoint Jay D'Angelo to the vacant position on the board. Gwen Spillard seconded the motion. Motion carried.

V. Board to Elect Officers of the Board

Andrew Jacobson motioned to appoint Jay D'Angelo as President. Gwen Spillard seconded the motion. Motion carried.

Jay D'Angelo motioned to appoint Andrew Jacobson as Vice President. Gwen Spillard seconded the motion. Motion carried.

Andrew Jacobson motioned to appoint Gwen Spillard as Secretary/Treasurer. Jay D'Angelo seconded the motion. Motion carried.

VI. Approval of Minutes

Board reviewed the minutes that were presented.

September 19, 2007 – Board Meeting

Gwen Spillard motioned to approve the minutes as presented. Andrew Jacobson seconded the motion. Motion carried.

November 6, 2007 – Annual Meeting

Gwen Spillard motioned to approve the minutes as presented. Andrew Jacobson seconded the motion. Motion carried.

December 17, 2007 – Board Meeting

Gwen Spillard motioned to approve the minutes as presented. Andrew Jacobson seconded the motion. Motion carried.

VII. Financial Report

Board reviewed the financial report that has been presented by management.

As the documents do not require otherwise, the Board moved to acknowledge that the Board fulfilled their duty to review the December 31, 2007 monthly financials statements in accordance with NRS 116.31083, subject to the annual review or audit as required by law.

a. Board to Approve proposed budget for 2008

Board reviewed the proposed budget for 2008.

Board asked questions regarding the proposed budget. Management answered the questions. Gwen Spillard motioned to approve the proposed budget.

Andrew Jacobson seconded the motion. Motion carried. Management stated that the budget ratification meeting will be on February 21, 2008.

VIII. Old/New Business

a. Maintenance/General Issues

Board stated that the monument sign light is broken and need to get landscaping company to supply a proposal for repair.

b. Landscape Issues and Updates

c. Miscellaneous Items/Other

i. Architectural Control Review & Reports

IX. Next Meeting Date- TBD

X. Adjournment

Andrew Jacobson made a motion to adjourn the meeting. Gwen Spillard seconded the motion. The motion carried. The meeting was adjourned at 7:40 PM.

Minutes accepted/approved by the Board

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Secretary or Board Member

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Date