

Cinnamon Ridge Community Association  
Board Meeting {Homeowners Welcome}  
September 28, 2008 – 4:02 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 6:30 PM

Board Members in Attendance: Andrew Jacobson, President  
Gwen Spillard, Vice President  
Mike Cyphers, Secretary/Treasure

Other in attendance: Rachel Jeppesen, Colonial Property Management  
8 Homeowner(s)

A Quorum of the Board was established.

Lawrence Lutz announced that he will be taping the meeting.

II. Homeowners Open Forum

Homeowners made the following comments to the Board

- ❖ Requested a copy of the Reserve Study to upload to the website.
- ❖ Home was broken into.
- ❖ What is the procedure to install cameras on the house?
- ❖ Kids are still coming over the wall.
- ❖ Two lights are out on the monument sign.

III. Approval of Minutes

Board reviewed the minutes that were presented.

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Mike Cyphers motioned to approve the minutes with the correction of the spelling of the last name of Cyphers. Andrew Jacobson seconded the motion. Motion carried.

IV. Financial Report

Board reviewed the financial reports that have 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 August 31, 2008 monthly financials statements in accordance with NRS 116.31083, subject to the annual review or audit as required by law.

a. Board to review and approve budget for 2009.

Board reviewed the 2009 proposed budget. Board held a short discussion regarding the budget. Andrew Jacobson motioned to approve the budget for 2009 as presented. Mike Cyphers seconded the motion. Motion carried.

V. Old/New Business

- a. Board to establish additional Board of Directors positions for a total of 5 Board Members.  
Board held a discussion regarding establishing a 5 member board. Mike Cyphers motioned to add two more board positions to the board for a total of a 5 board members. Andrew Jacobson seconded the motion. Motion carried.  
  
Board stated that one of the positions will be up for election in November 2008 and the other term will be up for election in November 2009.
- b. Board to appoint two homeowners to the board and office.  
Mike Cyphers motioned to appoint Elizabeth "Libble" Smith to the Board of Directors as director at large. Andrew Jacobson seconded the motion. Motion carried.
- c. Board to review and approve Resolution for Non-Compliance verification Committee  
Board reviewed the verification committee. Mike Cyphers motioned to approve the resolution for the non-complacence committee. Andrew Jacobson seconded the motion. Motion carried.
- d. Ratification of Reserve Study  
Board reviewed the reserve study that was presented. Board held a discussion regarding reserve study. Andrew Jacobson motioned to the reserve study as presented. Mike Cyphers seconded the motion. Motion carried.
- e. Maintenance/General Issues  
Board held a short discussion regarding the monument sign and the cracks that are in the grout.
- f. Landscape issues and updates  
Board and Management held a discussion regarding the current landscaping company stating that they are not following up on the day to day activities. In addition, they are not returning Management's calls, emails nor the Board's calls and emails. Board stated to hold the landscaping checks until further notice.
- g. Miscellaneous Items/Other
  - i. Architectural Control Review – No applications.

VI. Next Meeting Date- November 3, 2008 at 5:30 PM

VII. Adjournment

Andrew Jacobson made a motion to adjourn the meeting. Mike Cyphers seconded the motion. The motion carried. The meeting was adjourned at 5:15 PM.

Minutes accepted/approved by the Board

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Secretary or Board Member

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Date