

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Tuesday, May 21, 2024 Video/Telephone Conference Call

Meeting URL: <https://anymeeting.com/lduelrqpmqlqoqp>

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Steve Stevenson, Craig Bradley, Rich Sanzari, Ross Collins, and Hillary MacLean

Others Present: Hayes Parzybok, and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 6:03 p.m.

Introductions of attendees

Introductions were not needed.

Owners' comments on items not on the agenda

No comments were made.

Approval of Minutes

March 12, 2024 Board of Directors meeting

Steve moved to approve the minutes as presented. Ross seconded, and the motion carried unanimously.

Financial Report

Review March 2024 financial statements

Kim presented the March financials for the Board to review.

Delinquent accounts

All delinquencies are for 2024 annual assessments. Kim will continue to send notices.

Property Manager's report

CC&R violation update

Kim reported varying single violations, none of which are of concern at this time.

Bear boxes

The unclad boxes still remain. One owner informed they were going to provide a presentation for the Board, but did not attend or send documentation prior to the meeting. It was asked of Kim to remind the one responsive owner to have the work completed by the their provided contract date.

Legal

Common area ownership

No update was provided.

Governing document restatements

Craig is continuing to work on the cleanup edits of the word documents.

Architectural Control Committee

Review active projects

Kim reviewed the active projects for the Board, noting the newest ones.

Solar Policy

The ACC prepared a quick policy to allow owners to install solar on roofs without requiring approval first. Craig moved to approve the policy. Hillary seconded, and the motion carried unanimously. Kim will send to the membership for the 28-day comment period and adoption at the next meeting.

15571 Sudsbury Final – Coverage over

This property completed construction and had the final inspection completed, which determined the site is over on the maximum allowed coverage for the Association. The ACC could not sign off on the project and turned it over to the Board. The owner presented the issues to the Board and all discussed. The owner's calculations of the overage did not match the ACC's, so Hillary suggested clearing that with the committee first. Then, the Board would consider a variance request for the overage. The Board agreed to follow these steps so the item was tabled to the next meeting.

Membership

Survey

Rich prepared a document of the results of the survey, and compared to those results from the 2017 survey. Rich inquired how the Board would like to provide the results to the membership, specifically regarding owner comments. The Board agreed that comments would be summarized. Rich and Ross will prepare the summary for the Board to review at the next meeting. Following the summary, the Board will engage the membership to confirm the top items and work on amendments to fulfill.

Get-together

Ross will review the option of a get-together for the members. He is looking at June 22.

Firewise/Defensible space

Ross reported that no additional meetings have been held and the last update was that Glenshire was working with Bill Houdyschell on a grant application.

The Board discussed the common area and whether additional work is needed since the last work done 3 years ago. It was asked of Kim to inquire with Truckee Fire about a walkthrough review of the common areas.

Schedule next Board of Directors meeting – July 16 Proposed (5 minutes)

The next meeting was scheduled for Tuesday, July 30 at 6 p.m.

Adjournment

There being no further business the meeting was adjourned at 7:50 p.m.

Executive Session

No executive session was held.

Prepared by, Kimberly Sperlin
 Property Manager