<u>Cambridge Estates Homeowners Association Board of Directors Meeting</u>
6 p.m. Tuesday, April 7, 2026 Video/Telephone Conference Call
Meeting URL: https://anymeeting.com/lduelrqpmlqoqp
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

Directors Present: Craig Bradley, Steve Stevenson, Paul Bradshaw, Ross Collins, and Rich Sanzari
Others Present: Brady Corr, Kim Sperlin – CAMCO

Call to order
The meeting was called to order at 6:02 p.m.

Introductions of attendees
Introductions were not needed.

Owners' comments on items not on the agenda
Brady commented that he is in attendance to discuss the RV enforcement policy. He also inquired about the recent Board member change.

Approval of Minutes
<u>January 13, 2026 Board of Directors meeting</u>
Rich provided one edit to the Board minutes. Craig moved to approve the minutes as edited. Steve seconded, and the motion carried 4-0. Paul abstained.

<u>January 13, 2026 annual membership meeting</u>
Craig moved to approve the minutes as presented. Steve seconded, and the motion carried 4-0. Paul abstained.

<u>January 21, 2026 special Board of Directors meeting</u>
Craig moved to approve minutes as presented. Rich seconded, and the motion carried unanimously.

Financial Report
<u>Review February 2026 financial statements</u>
Kim did not have February financials so briefly reviewed December year-end. She noted that the Association finished the fiscal year with a slight deficit.

Architectural Control Committee
<u>Appoint members</u>
A solicitation was sent to the membership but none volunteered. Craig and Paul have recently been included in ACC communications for oversight.

Old Business
<u>CC&R violation update</u>
Kim reported that one violation has continued and is scheduled for a hearing at the end of this meeting.

Proposed RV Enforcement Policy

Specific policy language was not prepared for Board review. The intent is write down the current practiced policy. All discussed whether sprinter vans should be included in enforcement per the CC&Rs language. This item was tabled for the Board to better gather the language and definitions/specifications to include.

Governing document restatements/Survey follow-up – Possible amendment for quorum requirements

All in attendance discussed a committee to work on the necessary changes to amend section 4.03 of the CC&Rs. Ross and Brady have already started related discussions and will continue to do so.

Craig reported that he has made progress on updating the OCR word doc conversions. He is hopeful to have clean copies before the next meeting.

Firewise

Ross reported that they are still working on creating a self-run Firewise committee without Glenshire administrative oversight. Ross noted that the defensible space work done last year should last a bit and so far still looks great. Besides this, there were not any updates.

Election Rules

Kim reported that CINC systems did not have any specific election rule language to share with the Board. It was recommended to have legal provide an update if wanting to include electronic elections. This item was tabled while all still investigate.

Website/Management software update

Kim reported that the website and new management portal with CINC systems are available to owners.

New Business

No new business was discussed.

Review Action Items

Brady and Ross will continue discussions for 4.03 amendment edits, Kim will add the CINC portal link to the public website, and also send out collection notices and turn on collections within CINC.

Schedule next meeting

The next meeting was scheduled for Tuesday, July 7 at 6 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting adjourned to executive session at 7:21 p.m.

Executive Session

Member discipline hearing

After the executive session, the Board adjourned at 8:00 p.m.

Prepared by,

Kimberly Sperlin
Association Manager