

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Tuesday, July 8, 2025 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Brady & Calley Corr, Eva & Krys Ostrowski, Judy Friedman – Inspector of Election, and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 6:01 p.m.

Inspector of Election begins counting special assessment ballots

The Inspector began counting the 73 ballots received.

Introductions of attendees

Introductions were made.

Owners' comments on items not on the agenda

No comments were made.

Approval of Minutes

May 14, 2025 Board of Directors meeting

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

May 14, 2025 executive session meeting

The owners that attended the executive session hearing inquired about reviewing the minutes to confirm certain details were included. Craig moved to share the draft minutes with all of the participants. Hillary seconded, and the motion carried unanimously. Approval of the minutes was tabled.

Financial Report

Review May 2025 financial statements

Kim presented the May financials for the Board to review.

Architectural Control Committee

Appoint new members

Hillary moved to appoint Jordan Waiwaiole to the committee. Craig seconded and the motion carried unanimously.

Old Business

CC&R violation update

Kim provided the violation report to the Board, noting some items requiring action. The Board considered the trailers with bikes stored on and in them, as well as a property with more dogs than the CC&Rs allow. Kim has also received multiple barking complaints from neighbors. The neighbors have also reported to animal control. Kim was instructed to start the official violation and hearing process.

There was continued discussion between the Board and owners on CC&R section 4.03B and trailered recreational vehicles. Craig moved to clarify the Board's opinion of the CC&Rs trailered recreational vehicles section is intended to be for utility trailers housing items and does not include personal recreational vehicles inside an RV. The motion did not receive a second and failed. After further back and forth, Kim suggested that the Board obtain an opinion from Dean Headley, Association attorney, regarding this specific topic. The owners requested to review the advice and the Board agreed. It was also asked for the Board to clarify where sprinter vans fall in this issue as well.

Bear boxes

The small claims intent letter was sent to both owners with a deadline to clad the bear boxes by August 31.

Common area ownership

Craig reported that the paperwork to transfer the ownership has been prepared and a mobile notary is ready to complete the paperwork. However, Mr. Boggs appears to have been avoiding the notary so the deeds are not complete yet. Dean Headley has advised the Board move forward as if the Association owns the property since that is how the Association has operated. Craig moved to direct Dean to give Mr. Boggs an ultimatum to sign within 5 days or the Association will start the complaint and Quiet Claim process. Rich seconded, and the motion carried unanimously.

Governing document restatements/Survey follow-up

Craig is still working on the word document cleanup as more pressing issues have taken precedence.

Election Rules

Craig reported that he talked with Dean about this topic. Dean will review the rules and provide a draft to allow for electronic voting.

Firewise

Ross reported with the grant approval, work is possibly starting late summer or early fall.

Neighborhood get-together/block party

Ross reported that the expenses may go over budget but he is still working on everything. A band is hired and he is looking at catering options. Hillary suggested a food truck or something similar where guests have to pay. A Truckee Fire representative will also be in attendance for a Firewise presentation. The block party is scheduled for Sunday, August 3. Craig moved to approve up to \$1,500 in expenses for the block party. Rich seconded, and the motion carried unanimously.

New Business

AB130 – fines

Craig reported his conversation with Dean regarding this topic, noting that it does not affect fines levied in the past. He reported that the governor recently signed a budget bill that has a new law restricting HOAs from fining more than \$100. It is unclear if this is \$100 per occurrence, if it can be \$100 continually, or if it can only be \$100 once. Kim and Craig will provide any updates as learned. Many entities are considering this and should put out more information since this was approved as a last minute item in the budget bill. The Board will confirm the Compliancy Policy is in line with the new law before being published in the annual budget package. Craig moved to change all current recurring fines to \$100 maximum

going forward. Ross seconded, and the Board discussed. The motion was called and carried 3-2.

Inspector of Elections announce results of special assessment vote

Judy announced the results as follows:

73 ballots received, 4 disqualified for no signature on outer envelope.

In favor 60 votes

Against 9 votes

The special assessment passed. Kim will notify owners and get invoices out.

Review Action Items

Kim to share executive session minutes with all participants, and share dog barking complaints with the Board and start violation/hearing process. Craig talk with Dean and get ultimatum/Quiet claim action started, also get advice for possible common area legal issues that could arise with Firewise work, and get advice on recreational vehicle CC&R section 4.03B issue. Ross get notice out about block party.

Schedule next Board of Directors meeting – September 9 proposed

The next meeting was scheduled for Tuesday, September 9 at 6 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 8:09 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager