

## **Cambridge Estates Homeowners Association Annual Membership Meeting**

7 p.m. Tuesday, January 9, 2024 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, Rich Sanzari, Rob O'Keefe, and Ross Collins

**Others Present:** Eva & Krys Ostrowski, Paul Bradshaw, Bob French, Kevin Williams, Adriana & Josie Bermudez – Inspectors of Elections and Kim Sperlin – CAMCO

### **Call to order and determination of a quorum**

The meeting was called to order at 7:00 p.m. and a quorum was established with 55 ballots received.

### **Inspector of Election begins counting ballots**

Adriana and Josie Bermudez began counting ballots.

### **Introduction of attendees**

Introductions of all attendees were made.

### **Approval of Minutes of the January 10, 2023 Annual Membership Meeting**

Steve moved to accept the minutes. Rich seconded, and the motion carried unanimously.

### **President's report**

Craig Bradley reported that in addition to regular business, the main focus of the Board over the last year has been to restate the governing documents to combine all amendments and bring to current legal requirements. The Board hopes to have drafts out to the membership early this year. To be part of this effort, the Board put out a survey of the membership for consideration of possible future changes. He noted that only 57% of the membership has responded so far, which is less than the requirement to change the CC&Rs.

### **Treasurer's report and review of 2024 Budget**

Steve Stevenson reported that the Association has been carrying 3-month CDs and/or T-Bills for the past year, earning more interest. He added that the Board should look at some fire suppression work since there is over \$6,000 in the reserve account for that type of work.

Steve reported that the Board chose to not increase dues in 2024 due to a surplus in 2023.

### **Vote by membership to approve Resolution 70-604**

Steve moved to approve the tax resolution. Rob seconded, and the motion carried unanimously.

### **Architectural Control Committee Report**

Paul Bradshaw reported that there are 2 new homes and two additions under construction. He added that there is approval for one more new home. The committee has also reviewed submittals for solar panels, sheds or greenhouses, and fencing.

Bob and all thanked Paul for serving as the Chair of the Architectural Control Committee. All members were reminded that the committee can always use volunteers.

Craig informed that the Board is considering an Architectural Compliance Inspection Policy for all sales to confirm the properties are in compliance.

### **Comments/Discussions from Members**

Bob inquired if the Board intends to publish the results of the survey and the Board confirmed they do intend to publish.

### **Results for the 2024 Board of Directors election**

Adriana and Josie announced they received 53 ballots and all 3 candidates were elected. The results were as follows:

2 ballots were disqualified for no signature.

Hilary MacLean	53 votes
Rich Sanzari	48 votes
Steve Stevenson	40 votes
Write-in: Bob French	2 votes

Rob was thanked for his time served on the Board.

### **Adjournment**

There being no further business the meeting was adjourned at 7:38 p.m.

### **Organizational meeting to elect officers**

This item was tabled to the next meeting to have all members in attendance.

Prepared by,

Kimberly Sperlin  
Property Manager

## President's Report 2024

*I hope that you all have had a great Holiday Season!*

*The main focus of the Board over the last year in addition our normal business has been to consolidate the CC&Rs amendments into the main document and to bring it up to date with the current laws.*

*In the past, the Board has received comments from some members that the CC&Rs with all of the amendments and other governing documents are hard to understand and that certain items should be changed regarding RV parking and other restrictions. As a result, the Board decided earlier last year to update the Governing documents to incorporate all of the amendments, the changes to the Davis-Stirling Act and to do a survey of the membership to see if any changes are desired by a majority. Note that under the current documents it will take a yes vote by 2/3 of the membership to change the CC&Rs.*

*Therefore, the Board asked our attorney to update the CC&Rs and Bylaws to reflect current state laws and incorporate all of the amendments into one document. There have been many changes to the Davis-Stirling Act since the original documents were written by the developer. Some of these changes supersede the current documents. With all of the amendments to the CC&Rs, we have had a lot of confusion as to what is permitted and what is not. The new documents will simplify the understanding of the HOAs restrictions. The existing documents are only available in scanned pdf files which are not searchable or editable. This has caused a significant delay in the process and to minimize the attorney's fee, I have taken on the task of creating clean Word documents for the attorney. Hopefully we will be ready to send out the updated documents early this year. These documents will be a restatement of the governing documents which will be indexed and searchable. The new documents will require a vote of the membership to be adopted.*

*In parallel with this effort, the Board developed a survey of member opinions which is online and has been announced to the membership. Unfortunately, so far, the response to this survey has been low, far less than would be required to consider any changes to the documents. Preliminary results show that a majority of those responding (57%) would like some changes but the number of members desiring changes would not even reach a 50% total of membership.*