

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Tuesday, January 10, 2023 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Steve Stevenson, Rich Sanzari, Ross Collins, Craig Bradley, and Rob O'Keefe

Others Present: 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

One owner on St. Albans submitted a comment via email regarding pet waste on the street and throughout the neighborhood. The owner suggested an area-wide communication between all Association's to try to mitigate the issues. Ross spoke with the owner and he also suggested pet waste stations and adding info to a newsletter. Rich further suggested the owner contact the Town for any enforcement needed. The Board will investigate pet waste stations as options on the common areas and discuss at the next meeting.

CAMCO management agreement status

Craig Bradley informed that there was a misunderstanding between him and Dean Headley. Dean will confirm the agreement is ready and send to CAMCO for finalization.

Approval of Minutes

November 8, 2022 Board of Directors meeting

Steve moved to approve the minutes with one modification. Rob seconded, and the motion carried unanimously.

December 19, 2022 special Board of Directors meeting

Rich suggested some changes and will draft the changes for the Board to review. Approval of the minutes was tabled to the next meeting.

Financial Report

Review November 2022 financial statements

Kim Sperlin presented the November financials for the Board to review. The Board agreed to remove one late fee on an account that has since paid in full.

Property Manager's report

CC&R violation update – schedule hearing?

Kim reviewed the violations, noting one trailer that has not moved. The owner has communicated that it is being stored for a friend and will be removed in February. Craig suggested notifying the owner that a hearing will be scheduled if it is not removed in February. The Board agreed to send the letter with a deadline of end of February for removal.

Common area ownership

Dean Headley is preparing the deeds for review by the County recorders office prior to finalizing with signatures.

Architectural Control Committee

Review active projects

Kim reviewed the active projects, noting the most recent submittals. The Board requested Paul Bradshaw's, or another ACC member's, presence at every few meetings. Craig will inquire with Paul.

Membership

RV & trailer restrictions/CC&R restatements/Survey

Dean Headley was instructed to begin the governing document updates following the special meeting. For the survey, Rich will be meeting with Rob to review the recent outline draft and intends to have something for discussion at the next meeting.

Schedule next Board of Directors meeting – March 14 Proposed

The next meeting was scheduled for Tuesday, March 14 at 7 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 6:52 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager