Cambridge Estates Homeowners Association Special Board of Directors Meeting
6 p.m. Wednesday, August 12, 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, Rich Sanzari, Steve Stevenson, and Ross Collins
Directors Absent: Paul Bradshaw
Others Present: Kimball Howell, and Kim Sperlin – CAMCO

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

Owners' comments on items not on the agenda
No comments were made.

Old Business
Neighborhood get-together/block party
Ross reported that the porta-potty for the event has been scheduled and the same band is booked again. The food is still being determined, but the Association will likely provide tri-tip, chicken, and possibly some salad and bread. For side dishes, owners will be asked to bring a dish for potluck if able, but will not be a requirement for attendance.

ACC membership – appointment and removal
This item was tabled for Paul Bradshaw, as an ACC and Board member, to be in attendance and provide recommendations.

A-26 variance request – coverage and setbacks for ADU – ratification of approval
Craig followed up with the Association's attorney regarding CA laws in relation to HOAs and this ADU variance request. It was determined that the Association could not restrict these items, so the owner was authorized to move forward. Ross moved to formally ratify the approval of this project and included variances. Steve seconded, and the motion carried unanimously.

D-02 variance request – roof color & pitch and square footage for new home
The owner submitted updated plans that now requests a variance for just the roof pitch item. The roof color and square footage were updated to comply with the Association documents. Craig suggested the Board consider the variance and return the rest of the updated submittal to the ACC for final review. After much discussion, Craig moved to approve the roof pitch variance for this property, contingent on the ACC approving the package as a whole. Ross seconded, and the motion carried 3-1.

Adjournment
There being no further business the meeting was adjourned at 6:54 p.m.

Prepared by,

Kimberly Sperlin
Association Manager