

Cambridge Estates Homeowners Association Annual Membership Meeting

7 p.m. Tuesday, January 13, 2026 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, Hillary MacLean, and Ross Collins

Others Present: Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 7:15 p.m.

Introduction of attendees

Introductions were not needed.

Approval of Minutes of the January 15, 2025 Annual Membership Meeting

Craig moved to approve the minutes as written. Hillary seconded, and the motion carried unanimously.

President's report

Craig's full report is attached to these minutes. With no members in attendance, it was not read aloud.

Treasurer's report and review of 2026 Budget

Steve did not provide a report since only the Board was in attendance.

Vote by membership to approve Resolution 70-604

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

Architectural Control Committee Report

A report was not provided, but the same information from the preceding Board meeting would have been presented.

Firewise

A report was not provided, but the same information from the preceding Board meeting would have been presented.

Comments/Discussions from Members

No members were in attendance.

Updates from preceding Board meeting

No reports were needed.

Board Election by Acclamation – Hillary MacLean, Rich Sanzari, and Steve Stevenson

Craig moved to elect Hillary, Rich, and Steve to the Board by acclamation for two-year terms. Ross seconded, and the motion carried unanimously.

Adjournment

There being no further business the meeting was adjourned at 7:35 p.m. after election of officers.

Organizational meeting to elect officers

Craig moved to make slight changes to officers, Ross seconded, and the Board discussed. The motion was called and carried 4-1.

President	Craig Bradley
Vice President	Rich Sanzari
Treasurer	Steve Stevenon
Secretary	Ross Collins
Director at Large	Hillary MacLean

Prepared by,

Kimberly Sperlin
Property Manager

2026 President's Report

Thanks for attending this meeting and I hope that everyone had a great Holiday Season!

The in addition our normal business, the main focus of the Board over the last year has continued to be on Firewise issues and the work was completed. A consortium of local HOAs and other landowners was formed to address these issues, and Ross Collins has taken a very active role, representing our HOA at the meetings. I want to thank Ross for all his effort.

The group was able to get a grant for the majority of the work, and we had a special assessment to pay for the balance. This year, the Board will also be considering establishing a special reserve account for Firewise and funding it from dues so we can save up for the next maintenance cycle and avoid future special assessments.

The goals of the Firewise effort are not only to reduce the risk of a devastating fire in our area but also to potentially also reduce our insurance rates. Ross will be presenting more details on Firewise later in this meeting.

Another effort that was finally completed 2025 was to get the remainder of the open space parcel titles transferred from the developer to the HOA. This also unfortunately required the assistance of our attorney and incurred legal expenses.

As the legal budget is limited, the restatement of the governing documents was postponed until this year. It will be one of the efforts of the Board in 2026. The purpose of the restatement is to incorporate all the amendments to the CC&Rs into one document, update the documents to reflect changes in the Davis – Strling Act that have occurred since the original writing of the documents, and have a indexed and searchable documents. No other changes in documents are currently planned.

I will be happy to answer any questions at this point.