

## **Cambridge Estates Homeowners Association Board of Directors Meeting**

7 p.m. Tuesday, July 18, 2023 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

**Others Present:** Kim Sperlin – CAMCO

### **Call to order**

The meeting was called to order at 7:02 p.m.

### **Introductions of attendees**

Introductions were not needed.

### **Owners' comments on items not on the agenda**

No comments were made.

### **CAMCO management agreement status**

The Board will review Dean Headley's edits during the executive session.

### **Approval of Minutes**

May 16, 2023 Board of Directors meeting

June 5, 2023 special Board of Directors meeting

The Board reviewed all minutes and the accompanying executive session minutes. There was no action taken at the executive session meetings held following the open meetings. Rob moved to approve the minutes. Ross seconded, and the motion carried unanimously.

### **Financial Report**

Review May 2023 financial statements

Kim presented the May financials for the Board to review.

### **Property Manager's report**

CC&R violation update

Kim reported that there were not too many violations following the Board's decision for Kim to not send trailer violation notices on the first sighting.

### Common area ownership

Craig informed that he spoke with Dean Headley and reported that there were minimal updates. Some expenses for the notary and mailing fees may be requested to be covered by Cambridge Estates, to which the Board agreed.

### **Architectural Control Committee**

Review active projects

Kim reviewed the active projects. One ADU project started construction prior to approval but did receive approval from the ACC after the fact. The owners were made aware of the faux pas so the Board did not take any further action.

### Bear box cladding status

Kim provided a report to the Board of the box claddings that are both complete and incomplete. The Board agreed to schedule a hearing at the next regular meeting. Kim will notify the owners to give them the last opportunity to comply.

### **Membership**

#### Governing document restatements/Survey

Kim provided the governing documents to Dean. The word versions were only accomplished through a conversion from pdf, so they require some cleanup. Dean will begin working on the general restatements.

Rich provided the Board with an update to the survey following the previous special meeting. The Board discussed the temporary storage of trailers. Steve obtained information from the Town of Truckee stating that the zoned area should remain in a natural state. Rich will confirm this information with Dean Headley. The Board also agreed to include questions about utility trailers, businesses, and workshops.

Rob explained the online typeform survey design and ways to reach owners. The Board also discussed going door to door to ensure owner engagement. They agreed to set a timeline goal to have the survey out next month. Rich will finalize the verbiage and Rob will send a test to the Board to review.

### **Schedule next Board of Directors meeting – September 12 Proposed (5 minutes)**

The next meeting was scheduled for Wednesday, September 27 at 7 p.m.

### **Adjournment**

There being no further business the meeting was adjourned at 8:25 p.m. following the executive session.

### **Executive Session**

The Board discussed the management agreement with CAMCO and asked Kim to excuse herself. The Board agreed to send Dean's changes to CAMCO for review.