

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Tuesday, March 12, 2024 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Craig Bradley, Steve Stevenson, Rich Sanzari, Hillary MacLean,

Directors Absent: Ross Collins (joined at 6:33 p.m.)

Others Present: Steve Gross, Paul Bradshaw, Todd Repsher, Jeffrey & Kim Kraunz, Peter Kraatz, Aaron Morris, Anna & Alex Yarbrough, and Kim Sperlin – CAMCO.
Bob French joined at 6:39 p.m.

Call to order

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

Introductions of attendees

Introductions were made.

Election of Officers

Hillary moved, Rich seconded, and all unanimously approved to elect officers as follows:

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

Owners' comments on items not on the agenda

Paul informed that the committee will be proposing a quick approval policy on solar panels.

Approval of Minutes

January 9, 2024 Board of Directors meeting

Steve moved to approve the minutes as presented. Rich seconded, and the motion carried 3-0. Hillary abstained.

January 9, 2024 annual membership meeting

Steve moved to approve the minutes as presented for form and content. Rich seconded, and the motion carried 3-0. Hillary abstained.

Financial Report

Review December 2023 (year-end) financial statements

Kim presented the December/year-end financials for the Board to review. The Association finished the year with a surplus over planned budget.

Insurance

The Association's insurance premiums are increasing due to fire risk, similar to all properties in the region. The excess liability coverage is currently at 3 million so the Board discussed lowering this coverage to reduce costs and keep in line with budget. The Association's CC&Rs only require 1 million in liability coverage, which the Association has 2 million with the General

Liability policy. The Board and membership discussed the options and possible risks of lowering the coverage. Craig moved to decrease the excess liability coverage to 1 million. Steve seconded, and the motion carried 3-1. Ross was not on the call during the vote.

Property Manager's report

CC&R violation update

Kim reported no violations through the winter season.

Bear box cladding status

Kim reported that both properties have not brought boxes into compliance. However, one property reached out and informed that the contract they signed is still in effect with the contractor available in the spring. The owners requested removing the fines assessed. The Board agreed that they will consider this request once the box is in compliance.

The other owner still has not provided updates or brought the box into compliance.

Legal

Common area ownership

Craig spoke with Dean Headley and reported that this item is still up in the air with the developer no longer communicating. Dean received a few suggestions from colleagues and is still investigating options for the Association before a quiet title action and the associated legal costs.

Governing document restatements

Craig reported that he is still working on cleaning the word document drafts that were transferred from PDF with scan errors. He is still working on formatting for easily indexed documents for the future.

Review and adopt Architectural Compliance Inspection Policy (Previously Estoppel Policy)

Craig provided the background and intent of the proposed policy to members in attendance. Kim sent the proposed policy to the membership and one owner submitted comments and questions. The Board reviewed these and discussed additional comments and questions from owners in attendance. Many of the comments and questions were around procedural issues and owners in attendance suggested to not adopt. Owners also added that the language is not clear and may add more issues for the Association. Steve Gross also added that he believed the notice requirements were not properly met and suggested resending.

Craig moved to send this proposed policy back out for a second 28-day comment period. The motion was not seconded and failed. Rich suggested that owners submit comments for the Board to review, and also have Dean Headley review the comments and provide advice to the Board. After further discussion, Hillary moved to drop the policy and not move forward. Rich seconded, and the motion carried 3-1. Steve abstained.

Architectural Control Committee

Review active projects

Paul Bradshaw informed that the committee has been receiving more solar panel submittals. Most submittals are all handled by a professional outfit that has all engineering completed. The committee essentially puts a rubber stamp on these submittals because they are in compliance with the governing documents and are provided by a professional outfit. Paul proposed the following language for a proposed policy:

“If an owner wants to install solar panels and associated equipment, and the panels are roof mounted and installed by a professional licensed contractor, then no Cambridge Estates Improvement Plan Application is required. External controls (inverters, etc.) should be placed towards the back of the house or out of site when possible. Systems that are not roof mounted or not installed by a professional licensed contractor will require an Improvement Plan Application.”

The Board discussed this proposal. It was confirmed that owners installing solar must still go through the proper Town of Truckee requirements. It was suggested to change the language to not require submittals that have a Town of Truckee permit. Paul will redraft the language for the Board to consider at the next meeting.

Membership

Survey

Rich Sanzari provided a summary of the responses, excluding comments, compared to the survey results from 2017. He informed that more responses were received since the last meeting. He is still putting together the summary of comments and will have something for the Board to review at the next meeting. Once the summary is complete and reviewed by the Board, it will also be provided to the membership.

Schedule next Board of Directors meeting – May 14 Proposed

The next meeting was scheduled for Tuesday, May 21 at 6 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 8:17 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager