

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Wednesday, January 15, 2025 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Craig Bradley, Ross Collins, Steve Stevenson,

Directors Absent: Rich Sanzari (joined at 6:21 p.m.) and Hillary MacLean (joined at 6:35 p.m.)

Others Present: Kim Sperlin – CAMCO. Eva & Krys Ostowski joined at 6:23 p.m.

Call to order

The meeting was called to order at 6:05 p.m. with 3 Directors present.

Introductions of attendees

Introductions were not needed with only the Board and manager in attendance to start.

Owners' comments on items not on the agenda

No comments were made.

Approval of Minutes

November 12, 2024 Board of Directors meeting

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

Financial Report

Review November 2024 financial statements

Kim presented the financials for the Board to review. After discussion, the Board agreed to close the savings account, or the backup operating fund, and put it all into the Schwab.

Steve, as the treasurer, will invest the money with Schwab.

Architectural Control Committee

Variance process discussion to better outline

Previously, Craig recommended the Board consider some options to streamline the variance process. This item was tabled to the next meeting to allow the Board to review.

Guidelines Amendments/Fences (fire requirements)

Previously, this was brought up as consideration for other options besides wood fences. The Board decided to refer this idea to the ACC for comments.

Appoint new members

No members volunteered following solicitation after the last meeting.

Old Business

CC&R violation update

One serial violator has a cabover seemingly stored on the property. The Board will move forward with a hearing at the next meeting.

Bear boxes

The two unclad bear boxes are still accruing fines with no compliance or response from the owners. Kim provided the next options to the Board, which are legal/collection options, including small claims court. Steve commented that small claims seems inexpensive. Craig will inquire with Dean Headley, Association attorney, on his thoughts of the options.

Common area ownership

Craig drafted a letter to send to the previous developer regarding the open space parcels still under his ownership. Dean Headley provided redline edits just before the meeting. The Board will review the redlined letter and finalize it to send. If no progress is made following the letter, the Board discussed treating the properties as the HOA's and sending the developer the bills.

Firewise

Ross will present all information during the annual meeting when more owners are in attendance.

Governing document restatements/Survey follow-up

No updates, Craig is still working on cleaning up word docs.

New Business

No new business was discussed.

Review Action Items

Craig talk to Dean on bear boxes, Board finalize letter to developer, and Kim send violation hearing notice and talk to ACC regarding fence amendment.

Schedule next Board of Directors meeting – March 11 Proposed

The next meeting was scheduled for Tuesday, March 11 at 6 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 6:43 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager