Cambridge Estates Homeowners Association Board of Directors Meeting
6 p.m. Tuesday, July 7, 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, Ross Collins, Steve Stevenson, Paul Bradshaw, and Rich Sanzari
Others Present: Tim Loper, Raquel Antunez, Bill Seline, Eric Park – representing D-02, Kim Sperlin – CAMCO

Call to order
The meeting was called to order at 6:01 p.m.

Introductions of attendees
Introductions were made.

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

Approval of Minutes
April 7, 2026 Board of Directors meeting
Steve moved to approve the minutes as written. Rich seconded, and the motion carried unanimously.

April 7, 2026 executive session Board of Directors meeting
It was reported that at the executive session meeting the Board voted to adhere to the fine policy for a violation, within CA law allowance.

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

Financial Report
Review draft May 2026 financial statements
Kim presented the draft May financials for the Board to review. Kim was asked to send a gentle reminder notice, including possible actions of nonpayment, to all delinquencies.

Architectural Control Committee
Appoint members
Craig moved to appoint Paul to the ACC. Rich seconded, and the motion carried 4-0. Paul abstained.

A-26 variance request – coverage and setbacks for ADU
Neighbor notice was sent for this project, including variance requests to exceed coverage and setback requirements for an ADU. One comment was received in favor with no issue. The Board asked the owner to review his submittal and reasoning that the Board should consider approval. He added that he worked closely with all immediate neighbors in the planning process. It was clarified that the Town of Truckee expressed concern of the ADU structure being too close to the existing house, requiring the location to be outside of the 10' setback. Ross moved to accept the variance request as submitted. Rich seconded, and the motion failed 2-3. Craig will follow up with the Association's attorney to inform of the item and

the Board's decision, and request advice in relation to the State of CA laws. The owner also made a request for IDR, or internal dispute resolution.

D-02 variance request – roof color & pitch and square footage for new home
Neighbor notice was sent for this project, including variance requests to roof color, roof pitch, and minimum square footage for a new home. One comment was received, with no issue of the roof pitch or color, but commented on the minimum square footage. Eric Park reviewed the background of the owner's intent for the home and design. All discussed the project as proposed, and in relation to other Cambridge homes and current design standards. It was clarified that the 2,000 square foot minimum is a CC&R requirement. Ross moved to approve the variances for the roof pitch and color only. Craig seconded, and the Board discussed. Craig withdrew his second and the motion was not called. Paul then moved to reject the variance requests as presented. Rich seconded, and the Board further discussed. The motion was called and carried unanimously.

Old Business
CC&R violation update
Kim reported multiple trailers and RVs coming and going throughout the Association. The previous violator received fines per the hearing, but the violation has since been corrected.

Proposed RV Enforcement Policy
The Board reviewed the original proposed language from a few months ago. Craig proposed a couple of edits for consideration, to assist in clarifying the policy is purely procedural. After discussion, Craig moved to adopt the procedural policy with the edits as proposed. Steve seconded, and the motion carried unanimously.

Governing document restatements/Survey follow-up – Possible amendment for quorum requirements
Ross informed that he and Brady have not been able to make any progress on the RV item.

Craig reported that he has almost completed the OCR versions of the CC&Rs and they should be available for Board review in a few weeks.

Firewise
Ross informed there were no updates.

Election Rules
This item was tabled to the next meeting while other items still take precedent.

New Business
Neighborhood get-together/block party
The Board discussed a possible date and some details. All agreed on Sunday, August 30. Ross will communicate with the band and start working on some of the specifics. The Board scheduled a special meeting on Wednesday, August 12 at 6 p.m. via video/telephone conference to reconvene prior.

Review Action Items
Kim will send notices to all delinquencies, inform the owners of the variance decisions, and add the RV enforcement procedures to the website and portal

Craig will talk with the Association attorney about the ADU variance and IDR request.

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

Adjournment
There being no further business the meeting was adjourned at 8:22 p.m.

Executive Session
No executive session was held.

Prepared by,

Kimberly Sperlin
Association Manager