

Cambridge Estates Homeowners Association Board of Directors Meeting

6:30 p.m. Tuesday, November 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, and Ross Collins

Directors Absent: Hillary MacLean

Others Present: Alex Contryman, and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 6:32 p.m.

Introductions of attendees

Introductions were made.

Owners' comments on items not on the agenda

No comments were made.

Approval of Minutes

September 5, 2024 Board of Directors meeting

Craig moved to approve the minutes as presented. Ross seconded, and the motion carried unanimously.

Financial Report

Review September 2024 financial statements

Kim presented the September financials for the Board to review.

Architectural Control Committee

Variance process discussion to better outline

Craig suggested the Board consider a request form or something similar to better outline the variance submittal process. This item was tabled to the next meeting.

Guidelines Amendments/Fences (fire requirements)

At a previous meeting, there was discussion about amending the fencing guidelines for fire resistant materials. The Board will consider this item and discuss at a later time. This item was tabled to the next meeting.

Recruit new members

There are two members remaining on the committee. The Board will confirm with the current members of their interest in continuing to serve on the committee. Kim will also send a solicitation to members for new additional members.

Craig suggested the Board provide a thank you gift to Paul Bradshaw for his time served on the Board and ACC. Craig moved to approve gifting a plaque to Paul for his service on the Board and ACC as well as a visa gift card of \$250. Steve seconded, and the motion carried unanimously.

Old Business

CC&R violation update

Kim reviewed the violations, noting corrections have been made. One new bear box was installed without a submittal or cladding so a notice was sent.

Bear boxes

Kim provided the Board with some next step options, which are all legal collection efforts. It was asked of Kim to determine possible fees and if they would be recoverable with a judgment. The Board will consider action at the next meeting.

Common area ownership

Craig reported that he spoke with attorney Dean Headley and was informed that there were no updates from the owner. Dean recently obtained some information from the Town of Truckee to see if there are any helpful documents available to make the transfer. Craig also inquired about the defensible space responsibility of those common areas not owned by the Association.

The Board also discussed Firewise in this section since it pertains to the common areas and Association as a whole. Ross Collins reported on the last Glenshire Firewise Committee meeting, informing of the grant proposal report provided by forester Bill Houdyschell. The report was created from information following assessment reports of individual properties performed by Truckee Fire. Truckee Fire is not enforcing any of these inspections at this time, they are purely promoting education. The risk assessments and execution of the recommendations have the potential to reduce insurance costs. It was asked of Ross to prepare a report for the annual meeting to inform the membership.

Craig will inquire about this information assisting with the Association obtaining the common areas that were never transferred.

Governing document restatements/Survey follow-up

Craig is still working on editing the converted word documents.

New Business

Review and approve 2025 budget

Kim presented a draft budget with no change in assessments. Rich moved to approve the budget as presented. Ross seconded, and the motion carried unanimously.

Review Action Items

Action items for all in attendance were reviewed.

Confirm next Board of Directors & Annual meetings – Tentatively January 15

The next Board and Annual meetings were confirmed for Wednesday, January 15 at 6 p.m. and 7 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 7:41 p.m.

Executive Session

No executive session was held.

Prepared by: Kimberly Sperlin – Property Manager