

## **Cambridge Estates Homeowners Association Annual Membership Meeting**

7 p.m. Tuesday, January 10, 2023 Video/Telephone Conference Call

Meeting URL: <https://anymeeting.com/lduelrqpm1qoqp>

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

**Others Present:** Eva & Krys Ostrowski, Paul Bradshaw, Jess McMillion – Inspector of Elections, and Kim Sperlin – CAMCO

### **Call to order and determination of a quorum**

The meeting was called to order at 7:00 p.m. and a quorum was established with 51 ballots received.

### **Inspector of Election begins counting ballots**

Jess began counting ballots.

### **Introduction of attendees**

Introductions were made.

### **Approval of Minutes of the January 11, 2022 Annual Membership Meeting**

It was moved, seconded, and passed unanimously to approve the minutes.

### **President's report**

Craig Bradley reported that a major Board change took place in 2022, which involved one long-standing member stepping down and a few new members joining. Craig noted that the Association did not work on any major projects in 2022 but has started the process of restating the governing documents. The Board discussed possible individual amendments but will start with a survey of the membership. In closing, Craig thanked the Board and all attendees.

### **Treasurer's report and review of 2023 Budget**

Steve Stevenson reported that a slight increase in the 2023 assessments is due to the management fee increase. He added that the Association should finish the fiscal year with a surplus as planned. Finally, he informed that the Association purchased a \$10,000 3-month CD with 4.3% interest.

### **Vote by membership to approve Resolution 70-604**

It was moved, seconded, and passed unanimously to approve the resolution.

### **Architectural Control Committee Report**

Kim informed that one new home and one addition are the most recent reviewed projects. Both have been given comments for updates. Paul Bradshaw added that the committee saw a large number of new home submittals this year. Additionally, Paul informed that he may have a contractor available for the outstanding bear box cladding work at multiple properties. He will talk with the contractor and inform the Board.

### **Comments/Discussions from Members**

No comments were made.

### **Results for the 2023 Board of Directors election**

Jess announced that she counted 51 ballots, and none were disqualified. The results were as follows:

Craig Bradley	46 votes
Ross Collins	51 votes
Dwight Smith	1 write-in vote
Albert Guerra	1 write-in vote
Jared Hosefros	1 write-in vote

Craig and Ross were thanked for their continued service on the Board.

### **Adjournment**

There being no further business the meeting was adjourned at 7:29 p.m.

### **Organizational meeting to elect officers**

It was moved, seconded, and passed unanimously to elect officers as follows:

President	Craig Bradley
Vice President	Ross Collins
Treasurer	Steve Stevenson
Secretary	Rob O'Keefe
Director at Large	Rich Sanzari

Prepared by,

Kimberly Sperlin  
Property Manager

# **Cambridge Estates**

## **2023 Annual Meeting**

### **President's Report**

**Good evening, everyone.**

**I hope that you all had a great holiday season and are enjoying or surviving the snow depending on your point of view!**

**During 2022, we had a major change in the make up of the Board. Bob French retired from the Board after many years of service to the association, Paul Bradshaw also retired from the Board but remains as the chairman of the ACC. We had 3 new Board members elected and they are doing a great job.**

**There were not any major projects last year, many just the normal operation of the association. The Board has listened to inputs from the membership and one item that has come up several times is the confusing state of our governing documents. There have been several amendments to the CC&Rs, the state civil codes have changed considerably and the State of California has passed a law to allow ADUs, which overrides a section in our CC&Rs. Therefore, the Board has decided to restate the governing documents which will combine all of the amendments into one document and bring everything in line with State Civil Codes and laws. Our attorney has been asked to take on this task.**

**There was some discussion regarding changing the section of the CC&Rs that deals with RV and Utility Trailers parking but the Board has decided to table that for now and do a survey of the membership.**

**In conclusion, I would like to thank the Board for their dedication and work over the last year, thank everyone for attending and wish everyone a Happy New Year.**