

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Thursday, September 5, 2024 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Paul & Karen Bradshaw, Jordan & Alana Waiwaiiole, Brady Corr, Hayes Parzybok & Katie Graham, Krys & Eva Ostrowski, BT (?), and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 6:00 p.m.

Introductions of attendees

Introductions were made.

Owners' comments on items not on the agenda

No comments were made.

Membership

Survey results and follow-up actions

Rich reviewed the survey results for all in attendance and opened discussion on each item. The majority of the discussion was regarding the 67% approval requirement for amendments and restatements. The owners in attendance seemed to all agree that this requirement should be changed first to allow for other changes to happen. The Board will consider sending a very brief follow-up survey about this voting requirement as well as trailers, or just including a voting requirement amendment in the forthcoming restatements.

The top three priorities were outlined to be updating the documents to current law, changing the voting requirements to a simple majority, and a trailer/RV amendment. The Board will continue with the document restatements as the first priority. They also added fire safety as a priority. It was recommended to keep any forthcoming votes simple and action oriented.

Architectural Control Committee

15571 Sudsbury Final – Coverage over variance request

The owner submitted a formal variance request for a coverage of 31.4%, just slightly over the allowed 30% coverage. The ACC submitted comments informing that this home and another worked closely with the committee to keep the projects within the allowed coverage. The other home, adding an addition, is removing part of the driveway to stay within compliance so the committee recommended the Board require this home to also remove the overage. The Board discussed the overage with the owners and possible options for compliance. The owner added the additional patio areas have been screened with landscaping and are not discernible from the street. After long discussion, Hillary moved to approve the variance request as presented. The motion was not seconded and failed. After further discussion and clarifications of the overages, Hillary moved to approve the variance request as presented. Ross seconded, and the motion carried unanimously.

Variance process discussion to better outline

This item was tabled to the next meeting.

Approval of Minutes

July 30, 2024 Board of Directors meeting

August 13, 2024 Board of Directors meeting

August 13, 2024 executive session Board of Directors meeting

Craig moved to approve the minutes for all meetings. Steve seconded, and the motion carried unanimously. It was reported that the action taken at the executive session following legal review was an approval of the roof variance.

The following agenda items were tabled to the next meeting.

VII. Review and approve draft 2025 budget – if time allows

VIII. Updates if needed – Financials, violations, common area ownership, governing document restatements

IX. Review Action Items

Schedule next Board of Directors meeting – November 12 Proposed

The next meeting was scheduled for Tuesday, November 12 at 6:30 p.m. The annual meeting was tentatively scheduled for Wednesday, January 15 starting at 6 p.m.

Adjournment

There being no further business the meeting was adjourned at 7:51 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager