

Cambridge Estates Homeowners Association Annual Membership Meeting

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

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Eva & Krys Ostowski, and Kim Sperlin – CAMCO

Call to order and determination of a quorum

The meeting was called to order at 7:01 p.m. and a quorum was established with 57 ballots received.

Inspector of Election begins counting ballots

Due to a typo on the ballot causing confusion in the voting, the election will be redone so the ballots were not counted. The election will be held at the next meeting scheduled for Tuesday, March 11 at 6 p.m.

Introduction of attendees

Introductions were made.

Approval of Minutes of the January 9, 2024 Annual Membership Meeting

Steve moved to approve the minutes as presented. Hillary seconded, and the motion carried unanimously.

President's report

Craig reported that the main focus of the Board over the last year, in addition to regular business, has been Firewise and defensible space concerns. He thanked Ross for his work as the Firewise representative for the Association. The entirety of the report is attached to these minutes.

Treasurer's report and review of 2025 Budget

Steve reported that the Association finished 2024 with a surplus of roughly \$2,200, which allowed the Board to keep assessments the same in 2025. He added that there are not any large expenses looming at this time and the Board is moving funds to obtain more interest.

Vote by membership to approve Resolution 70-604

Craig moved to approve the resolution. Steve seconded, and the motion carried unanimously.

Architectural Control Committee Report

Kim reported that there are no big projects happening, just bear boxes with cladding are currently in the submittal process with the ACC.

Firewise

Ross reported on the last Glenshire Firewise Committee meeting, noting the efforts between Glenshire and Truckee Fire to obtain grants for defensible space work throughout the communities. He noted that Cambridge is a favorable candidate since the Association has already completed some work and funds for defensible space. He

added that Cambridge and owners should be participating fully in the Firewise program. This includes owners maintaining defensible space on individual properties as well. If Glenshire is able to obtain grants, Cambridge will be responsible for a share of the matching cost for the HOA's respective common area, roughly 20-25%. The Board may consider a special assessment to cover this amount, but that won't be confirmed until the grant numbers are all confirmed. Owners will be informed throughout the process.

All owners were also recommended to comply with the individual reports provided by Truckee Fire to assist in the grant process. The reports from Truckee Fire are not enforceable, they are focused on educating owners at this time.

Comments/Discussions from Members

No comments were made.

Results for the 2025 Board of Directors election

No results.

Adjournment

There being no further business the meeting was adjourned at 7:30 p.m.

Organizational meeting to elect officers

This item was tabled until the election.

Prepared by,

Kimberly Sperlin
Property Manager

2025 President's Report

Thanks for attending this meeting and I hope that you all have had a great Holiday Season!

The in addition our normal business, main focus of the Board over the last year has been to address Firewise issues. A consortium of local HOAs and other land owners has been formed address these issues and Ross Collins has taken a very active role, representing our HOA at the meetings. I want to take Ross for all of his effort.

Some surveys have been done and there are reports breaking out the estimated costs of recommended mitigation work by organization. The group is working on a proposal to get a grant for the majority of the work. Apparently, there is money available from several sources. However, our association will need pay about 20 to 25% of the costs for our open space. We did some mitigation work a couple of years ago with funds from a special assessment and we do have some money left over as we were able to get the work done for less that originally bid by the vendor. We have kept these funds in a special account. However, the expected expenses will be significant and we expect that another special assessment will be required. We don't have any concrete numbers at this point, so I just want to give you a heads up on this. The Board will also be considering establishing a special reserve account for Firewise and funding it from dues so we can save up for the next maintenance cycle and avoid future special assessments.

The goals of the Firewise effort are not only to reduce the risk of a devastating fire in our area but also to potentially also reduce our insurance rates.

Ross will be presenting more details on Firewise later in this meeting.

I will be happy to answer any questions at this point.