

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Tuesday, July 30, 2024 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Paul Bradshaw, Carly Bothe & Matthew Mikaelian, 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.

Approval of Minutes

May 21, 2024 Board of Directors meeting

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

Financial Report

Review draft June 2024 financial statements

Kim presented the draft financials for the Board to review.

Delinquent accounts

Three owners are delinquent the 2024 assessments. No collection action was taken.

Property Manager's report

CC&R violation update

Kim reported that many trailers have been noted, but all appear to have been for traveling as they are gone by the next visit. No other violations.

Lawn/vegetation maintenance

One property has recently let the lawn die, leading to this discussion to determine what to enforce at properties with dead lawns. Craig inquired if the Board would like to consider a rule, possibly in the architectural guidelines, about maintaining lawns if installed or removing if not maintained. The Board will continue to notify Kim of any properties needing general upkeep maintenance and she will notify owners.

Bear boxes

Both bear boxes in violation of the cladding rules have not complied. Neither has provided any communication updates. It was asked of Kim to investigate the next steps, which could include liening the properties.

Legal

Common area ownership

Craig reported from Dean Headley that there has been no real progress with the original developer. Dean is in contact with the Town of Truckee to try to have them send a notice to get the ownership change completed. It was also suggested to work with Truckee Fire to have them enforce defensible space requirements, which could also encourage the owner to change the ownership. Currently, there is no immediate risk to the Association of not having the ownership changed over. All will continue to pursue less costly options.

Governing document restatements

Craig reported that he is still working on the word document edits.

Architectural Control Committee

Review active projects

Kim and Paul reviewed the active projects for the Board. It was noted that one construction project received approval 2 years ago, so will expire. The property is for sale with approved plans. Kim and Ross will follow-up with the owner and realtor to inquire if they want an extension on the approval.

Solar Policy

A proposed Solar Policy was sent to the membership for comment and none were received. Craig moved to adopt the policy as written. Hillary seconded, and the motion carried unanimously.

15841 Woodbridge Lane Variance Request Review & Approval – Roof pitch

The owner submitted plans for an ADU with a roof pitch smaller than 4:12. Per the variance rules, notice was sent to neighbors within 500' for comment. Four owners submitted comments and all were in favor of the design. The Board reviewed the Association's governing documents and discussed the request. The Board agreed that they would like to be able to discuss the request directly with the owner, who was not in attendance. It was decided to table the request until the owner can attend to discuss and answer questions from the Board.

15571 Sudsbury Final – Coverage over variance request

There was no update on this item following the last meeting. Kim will follow up with the owner.

Membership

Survey

Rich provided an analysis on the survey results for the Board. The Board discussed the next steps to provide the survey results to the membership and start action following the results. Rich suggested the Board review the analysis and schedule a special meeting for the Board to further discuss. The Board decided to make the survey the first discussion item for the next meeting to allow any time needed. Rich and Ross will work on the survey summary to send to the members.

Communications

Craig suggested forming a google group for homeowners to be able to share items, comments, vendors, and so forth. Craig and Ross will work on setting it up and notifying the members.

Block Party & expense reimbursement

Ross was thanked for organizing the block party that was held July 13 with about 42 people in attendance. Ross paid for the food provided and a portapotty on site so Craig proposed to reimburse him for the expenses. The Board hopes to organize an event like this annually. Craig moved to authorize reimbursement to Ross not to exceed \$800. Steve seconded, and the motion carried unanimously. Ross will compile all receipts and provide to Kim.

Firewise/Defensible space

Kim and Steve met with Truckee Fire to review the Association's common areas in terms of defensible space. Truckee Fire said that so far, the mastication line that was done a few years ago is still holding well, but will probably need new work done in the next year or two. Some individual properties were called out as needing thinning work more than the common areas. Overall, the recommendations were to maintain the thinning and clearing of the ground/ladder fuels. Steve suggested to send a reminder to members about the defensible space work they should be completing. Kim will send a notice to owners and remind to log all defensible space hours and money spent through Glenshire Firewise.

Schedule next Board of Directors meeting – September 10 Proposed

The next meeting was scheduled for Thursday, September 5 at 6 p.m. via video/telephone conference. The agenda will be slimmed down to allow the Board to focus on the survey discussion.

Adjournment

There being no further business the meeting was adjourned at 8:21 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager