

Cambridge Estates Homeowners Association Board of Directors Meeting

6 p.m. Wednesday, May 14, 2025 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Brady Corr, Jordan Waiwaiole, and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 6:01 p.m.

Introductions of attendees

Introductions were made.

Owners' comments on items not on the agenda

Brady Corr commented that he is in attendance to discuss section 4.03 of the CC&Rs regarding trailered vehicles and some possible ambiguity in the language. The Board and Brady discussed the confusion.

Approval of Minutes

March 18, 2025 Board of Directors meeting

March 18, 2025 executive session meeting

April 25, 2025 emergency executive session meeting

Kim reported at the executive session meeting the Board approved signing letters of commitment on behalf of the Association and all common areas for the Glenshire Firewise grant application. Additionally, Kim reported the Board approved sending a letter to the original developer who still has ownership of some common areas agreeing to pay the transfer costs to sign over the lands and if no response in 7 days, Dean Headley was authorized to file a complaint. Steve moved to approve all minutes as presented. Craig seconded and the motion carried unanimously.

Financial Report

Review March 2025 financial statements

Kim presented the March financials for the Board to review.

Architectural Control Committee

Variance process discussion to better outline

Kim drafted checklists for the ACC and applicants for the variance process. Craig moved to approve the checklists for internal use subject to approval by the ACC. Ross seconded, and the motion carried unanimously.

Guidelines Amendments/Fences (fire requirements)

Kim provided information from the Fire Department about fire resistant materials. The Board agreed to not take any action on this item and allow owners to submit on a case-by-case basis for fire resistant materials. This item will be removed from the agenda.

Appoint new members

Still no members have volunteered. Jordan Waiwaiole volunteered while on the meeting. Craig suggested he communicate with the current members to confirm it's a good fit for all. Kim will put all in touch.

Old Business

CC&R violation update

Kim reported that the only violations are the ones scheduled for the violation hearings.

Bear boxes

Following the previous meeting, Kim drafted a letter to send to the owners in violation. No comment was received so Kim presented the letter for approval. Kim was instructed to send the letter to both properties with bear boxes in violation.

Common area ownership

Following the emergency executive session meeting, Dean Headley informed the Board that Mr. Boggs, the original HOA developer, finally agreed to sign over the common area parcels. Dean found that a legal description of some of the parcels was missing so he is working on that. Hillary suggested the transfers should happen first and then the Association can work out the legal descriptions after. Craig will inquire with Dean if the properties can be transferred with just the APN numbers to keep everything moving.

Governing document restatements/Survey follow-up

Craig is still converting the documents to word.

Election Rules

No action has been taken yet since the Board was working on the common area legal issues first.

Firewise

The grant application was submitted by Glenshire. There are no updates at this time. The special assessment ballot will go out early next month.

New Business

Neighborhood get-together/block party

Ross commented that he and his wife need assistance with the get-together this year and he suggested catering. Brady Corr and Hillary MacLean volunteered to assist. A fire representative may join the get-together as well. A tentative date of Sunday, August 3 was set.

Review Action Items

Kim will send an updated AR report to the Board, update variance checklist to just be for architectural and send to committee for review/comment, put Jordan in touch with current ACC, and send letter to bear box violations. Craig inquire with Dean about getting the deeds transferred without a legal description.

Confirm next Board of Directors meeting – July 8

The next meeting was confirmed for Tuesday, July 8 at 6 p.m. via video/telephone conference.

Adjournment

The Board adjourned to executive session at 7:05 p.m.

Executive Session**Member hearings**

The Board met in executive session to consider member discipline. The meeting was adjourned at 8:09 p.m.

Prepared by,

Kimberly Sperlin
Property Manager