

## **Cambridge Estates Homeowners Association Board of Directors Meeting**

7 p.m. Tuesday, May 16, 2023 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

**Others Present:** Kim Sperlin – CAMCO

### **Call to order**

The meeting was called to order at 7:01 p.m.

### **Introductions of attendees**

Introductions were not needed.

### **Owners' comments on items not on the agenda**

No comments were made.

### **CAMCO management agreement status**

Kim informed that the agreement was reviewed by legal, she just has to confirm signature with Eric.

### **Approval of Minutes**

March 14, 2023 Board of Directors meeting

Steve moved to approve the minutes. Rob seconded, and the motion carried unanimously.

### **Financial Report**

Review March 2023 financial statements

Kim Sperlin presented the financial statements for the Board to review.

### **Property Manager's report**

CC&R violation update

Kim reviewed the CC&R violations, noting the main violation is the one scheduled for a hearing tonight. The owner reported it was removed prior to the meeting.

Common area ownership

Dean Headley updated Craig that the prior developer, and still owner of some open spaces, is having his attorney review the proposed deeds for transfer.

### **Architectural Control Committee**

Review active projects

Kim reviewed the active projects. Following the previous meeting, Paul found a section in the guidelines requiring owners to begin projects within 9 months after approval, and then to complete projects within 1 year after construction start. It was suggested that all projects over 1 year old with no progress be notified that their project will be cancelled and the deposit returned. Kim notified all of those projects, a couple are still moving forward and the others will be getting refunds.

### Bear box cladding status

Kim sent the notice to owners informing that the cladding work should be complete by the end of June and provided a vendor contact. Kim has not been informed of status but was told that some owners contacted the suggested vendor.

### **Membership**

#### Governing document restatements/Survey

Craig reported that he spoke with Dean on this topic, learning that not much work has taken place yet. Dean will begin work on restatements of both documents.

Kim provided the redline survey to the Board following the last meeting but only received one comment. The Board discussed how to proceed. A special meeting was scheduled for Tuesday, June 6 at 6 p.m.

#### Pet waste stations

Kim informed that the Town of Truckee suggested any pet waste stations be installed on private property and not in the road right of way. Kim also informed that a general estimate for installation of a station is around \$1,500. At this time, the Board decided to not install a station and remind owners in the next newsletter to cleanup after pets. It was also asked that Kim ask Glenshire to provide a similar notice.

### **Schedule next Board of Directors meeting – July 18 Proposed (5 minutes)**

The next meeting was scheduled for Tuesday, July 18 at 7 p.m.

The Board adjourned to executive session at 7:42 p.m. after confirming with the violating owner at the time that he will not be in attendance.

### **Adjournment**

There being no further business the meeting was adjourned at 8:08 p.m. following the executive session.

Prepared by,

Kimberly Sperlin  
Property Manager