<u>Cambridge Estates Homeowners Association Board of Directors Meeting</u>
6 p.m. Tuesday, September 9, 2025 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, Hillary MacLean, Steve Stevenson, and Ross Collins
Others Present: Kim Sperlin – CAMCO

Call to order
The meeting was called to order at 6:27 p.m.

Introductions of attendees
Introductions were not needed.

Owners' comments on items not on the agenda
No comments were made.

Approval of Minutes
<u>July 8, 2025 Board of Directors meeting</u>
Craig moved to approve the minutes as written. Steve seconded, and the motion carried unanimously.

Financial Report
<u>Review July 2025 financial statements</u>
Kim reviewed the July financials. Hillary asked the Board to keep an eye on the legal expenses as they are currently roughly 150% over budget.

Architectural Control Committee
An owner recently submitted a variance request to install a sauna and remove some of the driveway. It was sent for neighbor comments, providing neighbors with 2 weeks to comment, which expires this Friday. The Board will confirm approval after close of the comment period.

Old Business
<u>CC&R violation update</u>
During the executive session, Dean clarified section 4.03 as restricting travel trailers and not labeling them as "recreational vehicle trailers".

The Board also discussed the barking 4 dogs violation and are continuing the violation process. Kim reported that the reports have died down and Steve added that the barking has been somewhat less.

<u>Discussion of oversize/sprinter vans permitted by CC&Rs or not</u>
There was no discussion on this item.

<u>Bear boxes</u>
One unclad bear box was completed prior to the August 31 deadline. The other property submitted a comment inquiring about a vendor that is more affordable. Kim will provide the contact for the recently completed box to the other owner. Steve moved to provide the

contact information and extend the completion deadline to November 30. Craig seconded, and the motion carried unanimously. Craig moved to forgive all fines now that the box has been completed. Ross seconded, and the motion carried unanimously.

Common area ownership
Dean reported in the executive session that a signature is possible this week.

Governing document restatements/Survey follow-up
There were no updates.

Election Rules
There were no updates.

Firewise
Ross reported that everything is moving forward on the greater Glenshire Firewise fuels reduction project. Some stakes have been placed, and work has started in other areas. Hillary inquired who is managing the project and contractors and Ross confirmed GDRA, Bill Houdyschell, and Truckee Fire.

Neighborhood get-together/block party
The block party was a success with the attendees, assuming about 50 people. Ross suggested moving away from a potluck style next year so as not to intimidate owners without a dish. Hillary also proposed considering a food truck again. The Board will continue discussions for next year.

Fine Policy
This item was tabled. The proper statement will be included with the annual budget package and will be available for the Board to review at the next meeting.

New Business
Meeting Rules & recording meetings
The Board discussed these with Dean during executive session and will consider a Code of Conduct to adopt. Hillary moved to record meetings for Kim's use in preparing minutes and for referencing back to comments said if needed. Ross seconded, and the Board further discussed. Hillary amended her motion to be to record member hearing meetings only in an effort to protect the Board. Ross seconded, and the motion carried 3-2. Executive session member hearings will be recorded from now on. Hillary moved to keep these specific recordings until the associated issue is completely resolved. Rich seconded, and the motion carried 4-0. Craig abstained. Rich moved to not have or allow recordings for open or executive session meetings. Craig seconded, and the motion carried unanimously.

Hillary informed that she has a phone call meeting with Lori Kelley from Glenshire about obtaining access to the Glenshire pool. If interested, the Association will have to submit a "viable proposal". She will report back to the Board on the possible option.

Review Action Items
Kim will send the Board copies of legal invoices and neighbor comments on the variance submittal, provide woodworker contact for the unclad bear box, get the proper statement for the annual budget package, and get the website operational. Craig will work on a Code of Conduct policy. Ross will confirm when the Firewise work will commence.

Schedule next Board of Directors meeting – November 11 proposed
Schedule annual meeting too – January 13 proposed
The next meetings Board meeting was scheduled for Wednesday, November 12 at 6 p.m. The Board and annual meetings were scheduled for Tuesday, January 13 at 6 and 7 p.m. All meetings will be held via video/telephone conference.

Adjournment
There being no further business, the meeting was adjourned at 8:15 p.m.

Executive Session
No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager