



Cambridge Estates Homeowners Association Board of Directors Meeting
6 p.m. Wednesday, November 12, 2025 Video/Telephone Conference Call
Meeting URL: <https://anymeeting.com/lduelrqpm1qoqp>
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

AGENDA

- I. Call to order
- II. Introductions of attendees
- III. Owners' comments on items not on the agenda
- IV. Review and Adopt Meeting Conduct Policy
- V. Approval of Minutes
 - a. September 9, 2025 executive session Board of Directors meeting
 - b. September 9, 2025 Board of Directors meeting
- VI. Financial Report
 - a. Review September 2025 financial statements
 - b. Discussion and possible approval to transition Association operating account to Axos in connection with management's updated accounting and software systems
- VII. Architectural Control Committee
 - a. Ratify coverage variance approval for lot A-37
- VIII. Old Business
 - a. CC&R violation update
 - i. Proposed RV Enforcement Policy
 - b. Bear boxes
 - c. Common area ownership
 - d. Governing document restatements/Survey follow-up – Possible amendment for quorum requirements
 - e. Firewise
 - f. Election Rules
 - g. Fine Policy
 - h. Website
- IX. New Business
 - a. Review and approve 2026 budget
- X. Review Action Items
- XI. Confirm date of Board & Annual Meetings (January 13, 2026)
- XII. Adjournment
- XIII. Executive Session
 - a. Member hearing