

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

6 p.m. Tuesday, January 9, 2024 Video/Telephone Conference Call

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

**Others Present:** Eva & Krys Ostrowski, Jennifer Howlett, 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**

November 14, 2023 Board of Directors meeting

Craig moved to approve the minutes as written. Ross seconded, and the motion carried unanimously.

### **Financial Report**

Review November 2023 financial statements

Kim Sperlin presented the November financials for the Board to review.

### **Property Manager’s report**

CC&R violation update

Kim reviewed, noting no violations in the winter months so far. She has logged a few properties needing fence repairs and will send notices at the end of winter.

Bear box cladding status

Kim reported that following the hearing, one property complied with entering an agreement to clad the box but did not complete the work in the required timeframe. Now both are being assessed the approved monthly fine. Ross tried to work the other owner but was not able to achieve much compliance.

### **Legal**

CAMCO management agreement status

The management agreement has been signed by all parties.

Common area ownership

Craig reported that he has not received any new updates from Dean Headley as the status has not changed besides an updated letter sent from Dean. Dean is trying to avoid a quiet title action to save the Association the expense.

### Governing document restatements

Craig reported that he and Dean have spent a fair amount of time cleaning up the word version of the documents that were converted from PDF. They were not clear copies and have taken up significant time to cleanup after the conversion. This time has delayed the progress of the restatements.

### Estoppel Policy

Just before the meeting, Dean Headley provided his comments and an updated policy based on the premise of an estoppel policy. Dean recommended not using the word estoppel and suggested "Architectural Compliance Inspection Policy". The Board discussed the recommended policy and Craig moved to approve the draft to go out for membership comment. The motion did not pass and the Board agreed to review quickly and confirm to Kim if okay to send for comment prior to the next meeting.

### **Architectural Control Committee**

#### Review active projects

Kim reviewed the active projects, noting no major submittals, just a few projects received final sign-off and deposit returns.

### **Membership**

#### Survey

Rob provided a summary of the survey results so far, with 71 providing responses. Generally, there were positive comments, with a few negative ones. Eva commented that the survey setup did not confirm completion of the survey for the owner, so Rob will look into it.

One of the items brought up in the survey was about a neighborhood get-together. Ross volunteered to organize something. Ross also noted that the bear box cladding item seemed to have the most disagreement with the rule. Finally, the responses regarding RVs were still quite mixed in terms of allowing them and any possible restrictions.

Rich volunteered to create a comparison of the results of this survey to the 2017 survey to see of any changes.

### **Schedule next Board of Directors meeting – March 12 Proposed (5 minutes)**

The next meeting was scheduled for Tuesday, March 12 at 6 p.m.

### **Adjournment**

There being no further business the meeting was adjourned at 6:50 p.m.

### **Executive Session**

An executive session was not held.

Prepared by,

Kimberly Sperlin  
Property Manager