

Cambridge Estates Homeowners Association Board of Directors Meeting

7 p.m. Tuesday, March 14, 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, Rob O'Keefe, and Ross Collins

Others Present: Paul Bradshaw, and Kim Sperlin – CAMCO

Call to order

The meeting was called to order at 7:00 p.m.

Introductions of attendees

Introductions were made.

Owners' comments on items not on the agenda

No comments were made.

CAMCO management agreement status

Kim informed that winter work and emergencies have caused a delay for her but she has received the agreement from Dean Headley for CAMCO's review.

Approval of Minutes

December 19, 2022 special Board of Directors meeting

January 10, 2023 Board of Directors meeting

January 10, 2023 annual membership meeting

Steve moved to approve all minutes as presented. Ross seconded, and the motion carried unanimously. Kim was asked to review for typo corrections.

Financial Report

Review December 2022 (year-end) financial statements

Kim briefly reviewed the December financials, noting that the Association finished the fiscal year slightly off from estimated.

Property Manager's report

CC&R violation update – schedule hearing?

Kim reviewed the violation report. The one trailer requested to remove by February 28 informed that it would not be removed until at least March 13. Steve confirmed that it has not been removed. The Board discussed scheduling a hearing and set it for Wednesday, March 29 at 7 p.m. via video/telephone conference.

Paul informed Kim of a utility trailer on Chelmsford.

Common area ownership

Kim did not have an update from Dean Headley.

Architectural Control Committee

Review active projects

Paul Bradshaw reviewed the active projects for the Board. Kim was asked to follow up with all old projects to inquire if still moving forward.

Bear box cladding status – deadline?

Following the prior meeting, Paul Bradshaw provided a vendor option for those that have not clad their boxes. Kim provided the contact to those owners. Kim inquired if the Board would like to set a deadline for the owners to complete the work. The Board agreed that the work should be completed within 3 months. Kim will send a notice to those with unclad boxes.

Membership

Governing document restatements/Survey

Rich informed that he and Rob began with reviewing the 2017 survey and results. The Board discussed the general document provided for review, noting the great information included to inform owners how the Association works and how to make changes. Rich suggested that the Board review the details and provide feedback prior to the next meeting. Rob will share the google drive doc to all members and Kim will also provide a word version.

Pet waste stations

At the previous meeting, the Board discussed putting pet waste stations throughout the Association. Ross suggested the Board further investigate installing stations, specifically at the cul-de-sac of St. Albans. Kim will gather cost information for the next meeting. Kim will also inquire with the Town about any road right of way concerns.

Schedule next Board of Directors meeting – May 9 Proposed (5 minutes)

The next meeting was scheduled for Tuesday, May 16 at 7 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 8:54 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager