

Cambridge Estates Homeowners Association Board of Directors Meeting

7 p.m. Wednesday, September 27, 2023 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, Ross Collins, Steve Stevenson, 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

One owner provided a comment to the Board noting that defensible space on lots is not great. It was noted that the Fire Department also did inspections and left notices on properties needing work. The Board will let the Fire Department handle the defensible space items at this time.

Approval of Minutes

July 18, 2023 Board of Directors meeting

Ross moved to approve the minutes. Rich seconded, and the motion carried unanimously.

Financial Report

Review August 2023 financial statements

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

Property Manager's report

CC&R violation update

Kim updated the Board, noting no current violations. She will inspect if all broken fences have been repaired following notice in July.

Legal

CAMCO management agreement status

The Board will review the recent edits with Kim in executive session.

Common area ownership

Dean Headley informed Kim and Craig that he is no longer receiving response from the original developer. He is continuing to investigate and trying to contact but may have to proceed with a quiet title action.

Governing document restatements

Craig reported that not much action has taken place on these items yet. So far he has been working on the word documents that were converted from PDF as they need cleanup. The Board will try to help with this step if time allows.

Craig confirmed that he is the point of contact for Dean and that the current restatements are to only bring the documents into compliance with Davis-Stirling. Craig will make an effort to stay on top of Dean to ensure progress.

Architectural Control Committee

Review active projects

Kim reviewed the active projects.

Bear box cladding status

Kim reported that 2 owners have not clad their boxes and are scheduled for the hearing at the end of this meeting.

Membership

Survey

Dean confirmed the information that Steve learned from the Town of Truckee that the common areas would not be able to be used for anything other than open space. The survey clarifies the possible difficulties if the Association were to do anything with the common areas.

Rob reported that he is ready to send the survey out. He and Kim will touch base to purchase the correct platform and the survey will be sent.

Annual meeting plan – date, location, Inspector of Elections

The Board scheduled the annual meeting for Tuesday, January 9 at 7 p.m. and will use the same Inspector of Elections.

Schedule next Board of Directors meeting – November 14 Proposed (5 minutes)

The next meeting was scheduled for Tuesday, November 14 at 6 p.m.

Adjournment

There being no further business the meeting was adjourned at 7:40 p.m.

Executive Session

Member Discipline

The Board called to order at 7:40 p.m. and adjourned at 8:10 p.m.

Prepared by,

Kimberly Sperlin
Property Manager