<u>Cambridge Estates Homeowners Association Board of Directors Meeting</u>
6 p.m.   Tuesday, January 13, 2026   Video/Telephone Conference Call
Meeting URL: https://anymeeting.com/lduelrqpmlqoqp
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

Directors Present: Craig Bradley, Steve Stevenson, Rich Sanzari, Hillary MacLean, and Ross Collins
Others Present: Kim Sperlin – CAMCO

Call to order
The meeting was called to order at 6:00 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>November 12, 2025 Board of Directors meeting</u>
<u>November 12, 2025 executive session Board of Directors meeting</u>
Kim reported that no action was taken at the executive session meeting because a violation was corrected and no action was needed. Craig moved to approve both minutes as presented. Steve seconded, and the motion carried unanimously.

Financial Report
<u>Review draft December 2025 (year-end) financial statements</u>
Kim presented the draft year-end financials for the Board to review, noting expenses exceeding income at year-end but in-line with budget projections. A total of 10 owners were delinquent on the special assessment.

<u>Confirmation of transition of Association operating account to Axos in connection with management's updated accounting and software systems</u>
Rich joined Axos Bank's lunch'n'learn meeting and had questions answered. Following the meeting, he confirmed moving the operating funds from Plumas Bank. Kim informed that the transition has started and owners were notified of their ability to access the new HOA portal system.

Architectural Control Committee
<u>Metal fence material inquiry</u>
One owner submitted a verbal inquiry to Kim about allowing metal fences rather than the current wood split rail. The inquiry also included fencing up to the home, noting that fire regulations may now require that section be metal. The Board will consider this request with any specific architectural submittal, but did not see any general concerns.

One member recently sold their property, leaving space on the committee. Kim wask asked to send a solicitation to the membership for new members.

Old Business

CC&R violation update

Kim informed that one repeat property is ready for a violation hearing. The hearing will be scheduled following the next Board meeting. Kim will send notices in-between in an attempt to get the violation corrected. The Board will also investigate clarifying RV and vehicle definitions. Brady Corr and Ross Collins have been in discussions about a clear amendment for these regulations. Hillary and Rich confirmed they can participate as well if needed.

Proposed RV Enforcement Policy

Craig proposed to table this item until the next meeting.

Bear boxes

Kim reported that all bear boxes now have cladding. This item can be removed from future agendas. The Board agreed to consider writing off the assessed fines once all regular and special assessment balances are paid.

Governing document restatements/Survey follow-up – Possible amendment for quorum requirements

Following Craig's completion of converting the governing documents to word files, Rich moved to authorize $2,000 in budgeted legal expense for work to begin by the Association's attorney. Craig seconded, and the Board discussed. After discussion, the motion was called and carried unanimously.

Firewise

Craig commented that he received a notice from the CA Fair Plan informing that participants can receive 10% discounts on their policies. Kim will provide all with the Firewise certificate, map, and MOU agreement with Glenshire. It was also asked to put these documents on the website.

Ross informed that he discussed with Bill Houdyschell about how to budget for this work in the future. He learned that some of the work would not need to be duplicated. Brush removal and mastication would be around every 6 years. The Board will take this into consideration with the next budget planning.

Ross also informed that he and another Great Glenshire Firewise Committee member are investigating taking over administrative work from Glenshire manager, Lori Kelley, to keep it completely volunteer-run.

Election Rules

Kim informed that language would need to be updated to utilitze electronic voting. It was asked to determine if CINC provided any language since the system offers the voting.

Fine Policy

The Board agreed to table this task to update the language as they are currently still following the updated law.

Website

Kim informed when the website was available following the previous meeting. The Board agreed to keep the site as it's publicly available.

New Business
No new business was discussed.

Review Action Items
All actions reviewed were for Kim, including sending notices and providing documents to the Board. The Board's action was to review the previous RV amendment document and provide any comments for all to consider for defining items.

Schedule next meeting(s) – March 10 proposed
First, Steve moved to move meetings to quarterly meetings. Craig seconded, and the motion carried unanimously. Then the next meeting was scheduled for Tuesday, April 7 at 6 p.m. via video/telephone conference.

Adjournment
There being no further business the meeting was adjourned at 7:15 p.m.

Executive Session
No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager