

CAMBRIDGE HEIGHTS HOMEOWNERS ASSOCIATION

Board Meeting minutes

March 25, 2025, at 6:00 p.m.

<https://us06web.zoom.us/j/86157054057?pwd=WoqaVL9QcaT0Vp7sGaaMJLFWYeG9KI.1>

Action Items (not disclosed in Meeting minutes)

1. Ask Cagle Pugh for an updated collection report- asked and waiting.
2. Items not paid this year. AT& T, ABC, & Shell Energy. AT& T, ABC, and Shell Energy paid.
3. Stacy to move the Board meeting to the last Tuesday of the month – Done *confirm with Board of last Tuesday
4. Stacy to continue gathering estimates for the fence. – I met with Roddy, the fence is complete.
5. Ask Clint Brown about transferring foreclosure accounts from Cagle Pugh-according to the attorney “I would suggest instructing Cagle Pugh to transfer their accounts unless there is a settlement or payment plan pending or being administered by Cagle Pugh, or accounts in litigation depending on their professional judgment whether the account should be retained until a motion is filed or heard”
6. Bug Arrest- estimates for rodent control. – received.
7. Research Pool Furniture for estimates. – done
8. Discuss with Hector- possible to turn off the subscription and can the system be added to after the installation? Ask Hector for options of getting out of pool area.

Present

Tiffany Howard

Cheryl Johnson

Jonathan Gould

Stacy Knispel Community Manager

Tiffany called the meeting to order at 6:01 pm.

A Quorum of the Board was established with all Board members present at the Zoom meeting.

Members of the community are present.

Approval of prior meeting minutes

Tiffany moved to approve the minutes for the meeting on February 25, 2025, and Cheryl seconded the motion. Minutes approved.

Committee Updates

- ACC Committee – The Board spoke to owner Ali Khan, who has agreed to be on the ACC committee. Stacy will email him files with information regarding the ACC and connect him with Donald.
- Social committee- N/A at meeting.
- Welcome committee- nothing to report.
- Maintenance Committee- N/A at meeting
- Publicity committee- The board is requesting volunteers to fill this position.
- Pool Committee- Need volunteers

Financial Report

Cheryl reported that some vendors had not been paid, which is concerning. A new action item has been created to address this issue. Cheryl suggested that it would be wise to postpone certain items until the pool has opened and been in operation for a few months, allowing time for things to settle after the transition. After that, we can revisit the reserve study and the paving of the parking lot.

Old Business

- Pool Lock – Mobile app vs Fob survey went out to the owners; it was nearly a tie.
- Irrigation repair with Phil- does the repair include materials? Lots of repair is needed around the pool area and Pecos River entrance.
- Parking lot paving- holding off for now.
- Tree Trimming- moving forward if the landscape contract does not include tree trimming of the large trees.
- Reserve Study- pausing for now.

Homeowners concerns

One homeowner's concern-keeping name out of the minutes for privacy. Stacy took down the owner's name and contacted her.

New Business

None currently

Tiffany called the meeting to adjourn at 7:08 pm.

The Board moved to Executive session.