

RED CEDAR CANYON TOWNHOME ASSOCIATION MONTHLY MEETING MINUTES 10-15-2026

CALL TO ORDER: 10:00 A.M.

ROLL CALL: CHAD CROW, DENIS LEIN, BART TREBNICK, LYNN GAEDE, BOBBI LIKES VIA CELL PHONE, 7 GUESTS AND PROPERTY MANAGER MATTHEW FEE FROM MJF & ASSOCIATES INC.

OPEN FORUM: CHAD CROW TOOK THE FLOOR. HE WELCOMED ALL GUESTS. STEVE AND JACKIE PETERSON SPOKE OF THE TREE ROOTS IN THEIR YARD. THEY WANTED TO MAKE CERTAIN THE BOARD OF DIRECTORS IS AWARE OF THE ROOTS. CHAD CROW ASSURED THEM THE ROOTS WILL NOT HARM THE FOOTING FOUNDATION OF THEIR HOUSE. SAVATREE WILL ALSO MONITOR THE ROOTS ALONG WITH THE MANAGER AND BOARD ON THE SPRING INSPECTIONS. MORRIS AND MARY JOHNSON SPOKE OF THE DELAY IN RECEIVING GRASS IN AN AREA THAT WAS DAMAGED DUE TO A TREE REMOVAL. THE GROUNDS CARE VENDOR ATTEMPTED DIRT AND SEED THAT FAILED. HE ENDED UP LAYING SOD IN THE AREA WHICH WORKED. AN OWNER SAID THEY WILL BE SUBMITTING A REQUEST TO REMOVE TREES TO THE BOARD OF DIRECTORS. A FINAL OWNER ASKED WHO TO CONTACT FOR VIOLATIONS SEEN AROUND THE ASSOCIATION.

GROUNDS CARE VENDOR: COREY ROSE ARRIVED AND MET WITH THE BOARD OF DIRECTORS TO ANSWER THE QUESTIONS THE BOARD HAD ABOUT THE NEW CONTRACT. THERE WILL BE TWO TRIMMINGS OF SHRUBS NEXT SEASON. ALL OWNERS ON THE "DO NOT TRIM SHRUB LIST" HAS BEEN GIVEN TO THE BOARD OF DIRECTORS. THE BOARD APPROVED HIS CONTRACT FOR THE 2026-2027 YEAR. BART TREBNICK MOTIONED TO APPROVE, SECONDED BY DENIS LEIN, MOTION PASSED UNANIMOUSLY. IF THERE IS AN URGENT NEED TO SALT, THERE WILL BE A NEED FOR ONLY ONE BOARD MEMBER PLUS THE MANAGER TO APPROVE THE ACTION. THIS IS FOR EXPEDIENCY AND SAFETY. BART TREBNICK MOTIONED, SECONDED BY DENIS LEIN, MOTION PASSED UNANIMOUSLY.

NEW BUSINESS: CHAD CROW TOOK THE FLOOR. CHAD SPOKE OF THE NEED TO GET NEW INSURANCE BIDS NEXT YEAR SOONER THAN 60 DAYS BEFORE RENEWAL. THE AGENCIES DELAY UNTIL THE LAST MINUTE AND DECLINE. MATTHEW FEE ATTEMPTED TO GET ESTIMATES AS WELL. ALL DECLINED. CHAD CROW AND MATTHEW FEE WILL BE THE LEAD ON NEXT YEARS ESTIMATE GATHERING FOR INSURANCE. ALL OF THE INFORMATION ON THE RENEWAL HAS BEEN POSTED ON THE WEBSITE AND MAILED TO ALL OWNERS.

CHAD CROW SPOKE OF THE ENFORCEMENT OF THE COMMON AREA MODIFICATIONS AND LANDSCAPE ISSUES. THE BOARD DISCUSSED THE BEST COURSE OF ACTION MOVING FORWARD. **THE NEW RULE STARTING ON 10-15-2026: ANY OWNERS WHO DO NOT COMPLETE A MODIFICATION REQUEST AND DO NOT RECEIVE APPROVAL, WHO THEN COMPLETE ANY LANDSCAPE OR ARCHITECTURAL MODIFICATIONS WITHOUT SAID APPROVAL, WILL BE SUBJECT TO REMOVAL OF MODIFICATION AND A FINE ISSUED BY THE BOARD OF DIRECTORS. THIS DOESN'T INCLUDED FLOWER PLANTINGS. THIS INCLUDES ALL OTHER MODIFICATIONS.** DENIS LEIN MOTIONED TO APPROVE, BART TREBNICK SECONDED, MOTION PASSED.

LYNN GAEDE SPOKE ABOUT THE NEED TO CLEAN UP SOME ITEMS LISTED ON THE ASSOCIATION WEBSITE. SHE WILL SEND AN EMAIL TO THE MANAGER AND BOARD MEMBERS WITH HER IDEAS.

TREASURERS REPORT: BART TREBNICK TOOK THE FLOOR. HE GAVE THE TOTALS FOR THE ACCOUNTS. HE ALSO GAVE THE TOTALS OF THE NEW CD'S PURCHASED: CD 1- \$100,000 CD 2- \$120,000

- 9-30-2026 CHECKING ACCOUNT BALANCE- \$58,685.02
- 9-30-2026 SAVINGS ACCOUNT BALANCE- \$29,167.96
- 9-30-2026 RESERVE ACCOUNT BALANCE-\$557,059.54

MANAGERS REPORT: MATTHEW FEE WILL SEND THE PROPOSED FISCAL YEAR BUDGET TO THE BOARD OF DIRECTORS VERY SOON FOR APPROVAL. HE HAS BEEN WORKING WITH THE GROUNDS CARE VENDOR, INSURANCE AGENCIES, IRRIGATION VENDOR AND TREE CARE VENDOR. HE ALSO CONTINUES TO FORWARD TO THE BOARD OF DIRECTORS ALL MODIFICATION REQUESTS IN A TIMELY MANNER FOR APPROVAL. HE ALSO HAS MADE MULTIPLE ASSOCIATION INSPECTIONS. HE NOTED ON HIS LAST INSPECTION THERE WERE MANY GARBAGE BINS LEFT OUTSIDE OF THE GARAGE, WHICH IS A VIOLATION OF THE RULES. THESE OWNERS WILL RECEIVE VIOLATION LETTERS.

DENIS LEIN MOTIONED TO ADJOURNE, SECONDED BY LYNN GAEDE, MOTION CARRIED. 11:40 A.M.

RESPECTFULLY SUBMITTED, MATTHEW FEE MJF & ASSOCIATES INC.

