

RED CEDAR CANYON TOWNHOME ASSOCIATION ANNUAL MEETING MINUTES 9-17-2026

CALL TO ORDER: 6:07 P.M.

ROLL CALL: CHAD CROW, BART TREBNICK, DENIS LEIN, DOUG BELAND, GRETCHEN TREBNICK, MARILYN CROW, PAUL AND NANCY LEHMAN, LINDA LOVELY, JEAN SCHOLL, BOB STAEBELL, CONNIE DRAVELING, JUDY FRANK, AUDREY ICHEL, STEPHEN TKACH, LAURIE REINHART, RONALD URHAMMER, KAREN MACKESEY, VIOLETTE WALTER, JOHN & PHYLISS HAUCK, MARK WISNER, MURLONA AUSTRUM, ELLEN SCHULTZ, DAVID ENGLUND, RANDY ASUNMA, KELLY MCLAUGHLAN & CYNTHIA TOFT, LINDA & GERALD JOHNSON, CLAUDIA BELISLE, DIANE HAGEMAN, LYNN GAEDE, DALE & JACKIE DAHARSH, CHERYL COOTS, BRUCE ANDERSON, MARCIA & DAVE PRELLER, PATTY SOLEM, CLEMMMA NASH, NANCY GUNDERSON, AETHAN HART, MARY JOHNSON, STEVE & JACKIE PETERSON, TIM SHANNON, DONNA WICHERSKI, GENE HOFF, ROBERTA LIKES, BOB HARVEY, GEORGE BOWES, SHEILA MULLALLY, MARY AHMANN, ROXANNE TAUER, DON & JOLYNN MILLER, JUDY NOVOTNY, GERRY LUEPKE, SCOTT GETTY, 17 PROXIES AND PROPERTY MANAGER MATTHEW FEE FROM MJF & ASSOCIATES INC.

APPROVAL OF AUGUST 26TH 2026 MINUTES: BART TREBNICK MOTIONED, SECONDED BY DENIS LEIN, MOTION CARRIES.

APPROVAL OF 2025 ANNUAL MEETING MINUTES: BART TREBNICK MOTIONED, SECONDED BY DENIS LEIN, MOTION CARRIES.

INTRODUCTIONS: THE BOARD OF DIRECTORS AND MATTHEW FEE INTRODUCED THEMSELVES.

PRESIDENTS REPORT/ OLD BUSINESS: CHAD CROW TOOK THE FLOOR.

1. CHAD COVERED THE PAINTING OF ALL GARAGE DOORS AND ALCOVES STARTING SOON.
2. CHAD COVERED THE PINE TREE BLIGHT THAT WILL BE ADDRESSED IN 2027.
3. CHAD COVERED THE AUGUST 12TH SPECIAL MEETING CANCELLATION DUE TO RESIDENTS REQUEST. AN OWNER CONTESTED THIS STATEMENT. ANOTHER OWNER CONTESTED MATTHEW FEE SPEAKING.
4. THE ROCK/MULCH PROJECT WILL START IN 2027. THE OPT-OUT PROVISION WILL BE SENT TO THE THIRD OF THE OWNERS TO RECEIVE NEW ROCK VIA U S MAIL EARLY NEXT SPRING.
5. A COMPEHENSIVE TREE TRIM PROJECT WAS COMPLETED IN 2026.
6. A RESERVE STUDY WAS COMPLETED IN 2026. IT IS POSTED ON THE ASSOCIATION WEBSITE: WWW.RCCTA.COM. CHAD CROW ASKED ALL OWNERS TO WAIT UNTIL THE OPEN FORUM TO KEEP THE FLUIDITY OF THE MEETING.

NEW BUSINESS: CHAD CROW TOOK THE FLOOR.

1. CHAD SPOKE AT LENGTH COVERING THE MAIN PURPOSE OF THE BOARD OF DIRECTORS IS FISCAL RESPONSIBILITY. THIS HAS BEEN THE FOREMOST GOAL OF THE CURRENT BOARD OF DIRECTORS AND WILL CONTINUE TO BE THE MAIN GOAL MOVING FORWARD.
2. CHAD COVERED THE INCREASE IN VENDORS AND INSURANCE. ALL EXPENSES ARE INCREASING.

TREASURERS REPORT: BART TREBNICK TOOK THE FLOOR. BART SPOKE TO THE FACT THE CHECKING, SAVINGS AND RESERVES ACCOUNTS HAVE ALL INCREASED APPROXIMATELY \$80-K SINCE 12-31-2025 TO 8-31-2026.

- 8-31-2026 CHECKING ACCOUNT BALANCE- \$36,677.94
- 8-31-2026 SAVINGS ACCOUNT BALANCE- \$27,163.23
- 8-31-2026 RESERVE ACCOUNT BALANCE-\$593,781.74

BOARD OF DIRECTORS ELECTION: CHAD CROW TOOK THE FLOOR. CHAD ASKED THE PEOPLE INTERESTED TO INTRODUCE THEMSELVES. LYNN GAEDE, DIANE HAGEMAN, DOUG BELAND AND ROBERTA LIKES ALL SPOKE. CHAD INSTRUCTED ALL OWNERS TO VOTE FOR TWO PEOPLE ON THEIR BALLOTS. MATTHEW FEE, WITH ASSISTANCE, COUNTED ALL OF THE BALLOTS AND PRESENTED THE TOTALS TO CHAD CROW. CHAD GAVE THE WINNERS AS LYNN GAEDE AND ROBERTA LIKES. THEY BOTH ARE ELECTED TO A 3-YEAR TERM.

OPEN FORUM: AN OWNER ASKED WHAT THE 2027 MONTHLY DUES WILL BE. CHAD SAID THE AMOUNT IS NOT KNOWN AS OF TODAY. THE 2027 FISCAL YEAR BUDGET WILL BE FINALIZED BY 10-31-2026. THE ASSOCIATION DUES AMOUNT WILL THEN BE KNOWN. AN OWNER ASKED ABOUT THE ARBORVITAE TREES. THE BOARD WILL ASSESS THESE TREES AGAIN IN 2027 WITH SAVATREE COMPANIES ASSISTANCE TO SEE IF ANY NEED MORE TRIMMING OR REMOVAL. AN OWNER ASKED ABOUT A MORE IN- DEPTH FINANCIAL REPORT. THEY WERE INSTRUCTED TO EMAIL MATTHEW FEE TO RECEIVE A SKINNY FINANCIAL REPORT IF THEY WOULD LIKE TO SEE IT. THIS REPORT CONTAINS A 'BUDGET COMPARISON'.

DOUG BELAND MOTIONED TO ADJOURN, SECONDED BY DENIS LEIN, MOTION CARRIES. 7:31 P.M.

RESPECTFULLY SUBMITTED- MATTHEW FEE, PROPERTY MANAGER

