

**RED CEDAR CANYON TOWNHOME ASSOCIATION BOARD MEETING**  
**3-23-2026 VIA ZOOM LINK.**

**CALL TO ORDER:**

10:11 AM.

**ROLL CALL:**

DENIS LEIN, BART TREBNICK, DOUG BELAND, CHAD CROW AND PROPERTY MANAGER, MATTHEW FEE FROM MJF & ASSOCIATES INC.

**APPROVAL OF FEBRUARY 23<sup>rd</sup>, 2026 BOARD MEETING MINUTES:**

MOTIONED BY DENIS LEIN, SECONDED BY BART TREBNICK, MOTION CARRIED.

**OPEN FORUM:**

AN OWNER SPOKE AT LENGTH ABOUT THE DRAINAGE ISSUE AFFECTING HIS AREA. THE BOARD AND MANAGER WILL CONTACT THE BLACKTOP VENDOR ASKING FOR A MEETING TO DISCUSS THIS ISSUE AND SEE IF THERE IS A REMEDY. THE SAME OWNER ALSO SPOKE OF THREE MORE ISSUES. ONE CONCERNED THE PLOWING OF SNOW. ONE CONCERNED EXPOSED ROOTS OF A TREE AND THE LAST ISSUE CONCERNED THE FLOODING OF GRASS DUE TO POOR DRAINAGE WITH THE POSSIBILITY OF FUNGUS INTRUSION. THE MANAGER WILL LOOK INTO THESE ISSUES AND SEE WHAT THE BOARD OF DIRECTORS DECIDES.

**OLD BUSINESS:**

- CHAD CROW TOOK THE FLOOR. THE MARCH 13<sup>TH</sup>/14<sup>TH</sup> SNOW EVENT WAS COVERED. THE GROUNDS CARE VENDOR MISSED A ROW OF WALKWAYS. ONCE NOTIFIED, HE CAME BACK AND CLEARED THE SNOW IMMEDIATELY. THE SALTING AND SANDING REMAINS ON AN AS NEEDED BASIS.
- SQUIRREL TRAPPING. THE BOARD OF DIRECTORS APPROVED OF SQUIRREL TRAPPING THIS SPRING.
- THE BOARD APPROVED THE COST OF \$3200 TO PAY FOR RESERVE ADVISORS TO CONDUCT A RESERVE STUDY. THIS WILL TAKE APPROXIMATELY 2 MONTHS TO COMPLETE.

**NEW BUSINESS:**

- CHAD CROW TOOK THE FLOOR. THE REVIEW OF THE NEW CONTRACT OF EVERGREEN IRRIGATION WAS COVERED. DOUG BELAND MOTIONED TO APPROVE OF THE CONTRACT, SECONDED BY BART TREBNICK, MOTION CARRIED.
- THE ISSUES OF SOD DAMAGE AND BLOCK WALL DAMAGE WAS COVERED. MATTHEW FEE WILL GET THIS INFORMATION TO THE GROUNDS CARE VENDOR. MATTHEW FEE WILL ALSO INSPECT THE ASSOCIATION GROUNDS THIS SPRING TO ENSURE THESE ISSUES WERE REPAIRED.

**TREASURERS REPORT BANK BALANCE 1-31-2026:**

- BART TREBNICK TOOK THE FLOOR TO GIVE ACCOUNT BALANCES:
- CHECKING ACCOUNT- \$19588.23
- SAVINGS ACCOUNT- \$13878.79

- RESERVE ACCOUNTS- \$525,727.72

DENIS LEIN MOTIONED TO APPROVE THE TREASURERS REPORT, SECONDED BY DOUG BELAND, MOTION CARRIED.

MANAGER REPORT:

MATTHEW FEE COVERED MULTIPLE ISSUES INCLUDING THE RESERVE STUDY AND FEEDBACK FROM THE PEST VENDOR THAT IS AWAITING PERMITS FOR THE LIVE SQUIRREL TRAPPING. THERE WAS DISCUSSION CONCERNING ITEMS TO BE BID OUT FOR THE ASSOCIATION IN 2026. ITEMS INCLUDED MULCHING BEDS, ROCKING BEDS, REPAIRING OF LANDSCAPE BOARDER, LEAF GUARD GUTTERS WHERE NEEDED, GARAGE DOOR PAINTING, ALCOVE PAINTING AND TREE CARE.

NEXT MEETING DATE AND LOCATION:

APRIL 13<sup>TH</sup>, 2026 AT 10:00 A.M. LOCATION: FNC BANK HUDSON 744 RYAN DRIVE SUITE #100.

ADJOURNE:

MOTION TO ADJOURN DOUG BELAND, SECONDED BY DENIS LEIN, MOTION CARRIED. 11:11 A.M.

RESPECTFULLY SUBMITTED: DOUG BELAND