

RED CEDAR CANYON TWONHOME ASSOCIATION ANNUAL MEETING MINUTES 9-16-25

CALL TO ORDER: 6:05 PM

ROLL CALL:

PRESIDENT BART TREBNICK, TREASURER KAREN MACKESEY, SECRETARY DOUG BELAND, MEMBER AT LARGE DENIS LEIN, 38 MEMBERS AND 16 PROXIES. QUORUM ESTABLISHED.

APPROVAL OF 2024 ANNUAL MEETING MINUTES:

MOTIONED KAREN MACKESEY, SECONDED DENIS LEIN, MOTION PASSED.

APPROVAL OF 8-18-2025 MEETING MINUTES:

MOTIONED BY KAREN MACKESEY, SECONDED DOUG BELAND, MOTION PASSED.

TREASURERS REPORT:

KAREN MACKESEY TOOK THE FLOOR.

CHECKING ACCOUNT BALANCE- \$10,200.65

SAVINGS ACCOUNT BALANCE- \$32,137.29

RESERVE ACCOUNT BALANCE-\$481,835.86

PRESIDENTS REPORT:

BART TREBNICK TOOK THE FLOOR.

**OLD BUSINESS:

THE CRAB APPLE TREES WILL BE SPRAYED FOR SCAB IN MAY OF 2026. THIS YEAR WAS MISSED.

** NEW BUSINESS:

BART TREBNICK COVERED ALL OF THE ITEMS COMPLETED IN 2025: FINAL BLACKTOP INSTALL, ANOTHER PHASE OF MULCH INSTALLED, 12 NEW SIDEWALKS INSTALLED, SEVERAL LEAKING SKYLIGHTS HAVE BEEN REPLACED, TREES TRIMMED, A NUMBER OF HANDYMAN ITEMS COMPLETED AND THE GUTTERS CLEANED. SALT BUCKETS WILL BE AVAILABLE AGAIN THIS WINTER. THE MANAGER, MATTHEW FEE, WILL SEND OUT AN EMAIL ALERT IN OCTOBER ASKING WHO WANTS ONE. THE BOARD FEELS THE LAWNS LOOK AS GOOD AS THEY HAVE IN 10 YEARS.

POSSIBLE PROJECTS WERE COVERED INCLUDING: REVIEW OF LANDSCAPING NEEDS AND REPAIRING OF LANDSCAPE EDGING WHERE NEEDED, PAINTING OF ALCOVES AND PAINTING OF GARAGE DOORS. THE BOARD OF DIRECTORS WILL HAVE TO SEE HOW THE 2026 BUDGET LOOKS PRIOR TO KNOWING EXACTLY WHAT PROJECTS WILL BE INCLUDED IN 2026. THE OWNERS WILL RECEIVE INFORMATION PRIOR TO ANY PROJECT START SO THEY WILL BE WELL INFORMED.

ELECTION:

KAREN MACKESEY MOTIONED TO NOMINATE CHAD CROW, SECONDED BY DENIS LEIN, MOTION PASSED. KAREN MACKESEY HAS LEFT THE BOARD AS HER TERM HAS EXPIRED.

OPEN FORUM:

DISCUSSIONS WERE HELD ON 2024 BUDGET COMPARISONS. MATTHEW FEE SAID THERE WAS A \$700-K PAYMENT HELD IN 2023 AND PAID IN JANUARY OF 2024. THIS WAS A CAPITAL IMPROVEMENT FOR THE NEW ROOF PROJECT AND SKEWED THE BUDGET COMPARISON FOR 2024. THE BOARD OF DIRECTORS HAS TAKEN ALL OF THIS INFORMATION UNDER ADVISEMENT. THERE WERE MULTIPLE DISCUSSIONS HELD COVERING THE GROUNDS CREW THAT MOWS THE LAWNS. THERE WAS A DISCUSSION HELD ON DRY AREAS IN A HILLY LAWN AREA OFF DEERWOOD COURT. THE BOARD OF DIRECTORS HAS TAKEN THESE ISSUES UNDER ADVISEMENT AS WELL.

ADJOURNMENT:

7:05 PM. MOTION TO ADJOURN BY KAREN MACKESEY, SECONDED BY DOUG BELAND, MOTION PASSED.
RESPECTFULLY SUBMITTED: DOUG BELAND