

RED CEDAR CANYON TOWNHOME ASSOCIATION MEETING MINUTES MONDAY, AUGUST 26TH 2026

CALL TO ORDER: 10:00 AM

ROLL CALL: CHAD CROW, BART TREBNICK, DOUG BELAND, DENIS LEIN, 16 GUESTS AND MATTHEW FEE, PROPERTY MANAGER MJF & ASSOCIATES INC.

APPROVAL OF 6-17-2026 MEETING MINUTES: MOTIONED BY DENIS LEIN, SECONDED BY DOUG BELAND, APPROVED UNANIMOUSLY. MOTION CARRIED.

OPEN FORUM FOR GUESTS:

CHAD CROW TOOK THE FLOOR. CHAD SPOKE OF THE GREAT NEED TO BE FISCALLY RESPONSIBLE AS THE ASSOCIATION IS FACING A LARGE BUDGET SHORTFALL IN 2027. HE ALSO SAID THERE WILL CERTAINLY BE A NEED FOR THE MONTHLY DUES TO BE RAISED TO TRY AND KEEP UP WITH THE EVER RISING EXPENSES FROM ALL OF THE VENDORS AND THE HOA INSURANCE CARRIER. HE ASKED EACH GUEST TO KEEP THEIR TIME TO SPEAK FOR 3 MINUTES SO EACH GUEST HAS TIME TO ASK THEIR QUESTIONS TO THE BOARD OF DIRECTORS.

- A GUEST TOOK THE FLOOR TO ASK QUESTIONS ABOUT THE PRODUCT THAT WILL BE INSTALLED IN PLACE OF THE MULCH AT THE UNITS THAT DO NOT OPT OUT. THERE WAS A QUESTION POSED TO MATTHEW FEE, ASKING THE SPECS ON THE UNDERLAYMENT MATERIAL. MATTHEW WILL RESPOND TO THE HOMEOWNER WHEN HE RECEIVES THE SPECS FROM THE VENDOR.
- A GUEST SPOKE OF HIS WANT OF THE FINANCIALS TO BE POSTED EACH MONTH. MATTHEW FEE TOLD THE OWNER THE BOARD WILL SEND HIM A FULL REPORT VIA EMAIL IF HE ASKS FOR THE REPORT.
- A GUEST VOICED A CONCERN ABOUT THE NEED FOR THE ASSOCIATION TO PAY FOR THE ROCK INSTALL AFTER THE UNIT IS SOLD IF THE NEW OWNER DOES NOT COMPLETE AN OPT OUT FORM.
- AN OWNER ASKED WHEN EXACTLY IS THE PROJECT GOING TO START. THE BOARD TOLD THE OWNER THERE IS NO START DATE HAS BEEN SELECTED.
- AN OWNER SAID THEY ARE NOT RECEIVING MASS EMAILS. MATTHEW FEE ASKED THE OWNER TO EMAIL HIM ASKING TO BE ADDED. HE WILL THEN HAVE HIS ASSISTANT ADD THEM OR ASSIST THEM IN THE ALLOWANCE OF OUR MASS NOTIFICATIONS.

OPEN FORUM CLOSED AT: 10:38 A.M.

OLD BUSINESS:

CHAD CROW TOOK THE FLOOR. THE BOARD HAS FINALIZED A NEW PROVISION FOR THE OWNERS WHO WISH TO OPT OUT OF THE ROCK INSTALLATION. THERE WILL BE NO ROCK INSTALLED IN 2026 AND WILL OCCUR IN 2027. LISTED BELOW IS THE NEW PROVISION:

1. ALL RESIDENTS WILL BE OFFERED THE OPTION OF KEEPING CEDAR MULCH OR MOVING TO RIVER ROCK IN THE HOA MANAGED (COMMON) LANDSCAPING BEDS SURROUNDING THEIR UNIT.
2. RESIDENTS WISHING TO CONTINUE WITH CEDAR MULCH IN THE LANDSCAPE BEDS WILL DO SO BY FILLING OUT AN OPT OUT FORM WHICH WILL BE LISTED ON THE ASSOCIATION WEBSITE AND THE OWNERS WILL ASSUME THE COST OF SUCH MULCH AND MAINTENANCE OF ALL FUTURE MULCH APPLICATIONS.
3. THE SCHEDULE FOR TRANSITION TO RIVER ROCK WILL BE COMPLETED ON A 3-YEAR CYCLE ROTATION AS IN THE PAST, WITH THE HOA ASSUMING THE INSTALLATION COSTS.
4. ALL OWNERS WHO SELECT THE OPT OUT AND FAIL TO MAINTAIN A CEDAR MULCH LANDSCAPING BED IN GOOD CONDITION WILL RESULT IN THE HOA CONVERTING THE BED IN DISREPAIR TO ROCK, AGAIN WITH THE HOA ASSUMING THE INSTALLATION COST.
5. UPON TRANSFER OF TITLE, A NEW OWNER CAN CHOOSE TO MOVE TO RIVER ROCK OR CONTINUE WITH CEDAR MULCH (AS IN #2 ABOVE) BY FILLING OUT THE OPT OUT FORM THAT

WILL BE LISTED ON THE ASSOCIATION WEBSITE. THE HOA WILL ASSUME THE INSTALLATION COST OF THE ROCK.

DENIS LEIN MOTIONED TO APPROVE THE NEW PROVISION, DOUG BELAND SECONDED THE MOTION, UNANIMOUSLY PASSED. MOTION CARRIED.

NEW BUSINESS:

- THE ALCOVES AND GARAGE DOOR PAINT PROJECT WILL START IN THE COMING WEEKS. A NOTICE WILL BE SENT OUT TO ALL OF THE OWNERS.
- THE PINE TREE BLIGHT APPLICATION HAS BEEN DELAYED TO 2027 DUE TO FINANCIAL RESTRICTIONS. A NOTICE WILL BE SENT OUT PRIOR TO THE APPLICATION. SAVATREE WILL GIVE A COMPLETE INSPECTION REPORT IN THE SPRING OF 2027. THIS WILL INCLUDE AN INSPECTION OF ALL OF THE ARBORVITAE TO SEE WHICH SHOULD BE REMOVED DUE TO OVERGROWTH.
- AN OWNER SENT AN EMAIL ASKING IF THE ASSOCIATION BOARD OF DIRECTORS IS CONSIDERING ADDING LARGER GUTTERS IN THE FUTURE. NO DEFINITIVE ANSWER AS OF YET IF THEY WILL APPROVE THE EXPENSE AND PERFORM THE INSTALLS.

TREASURERS REPORT FROM THE JULY 2026 FINANCIAL REPORT:

- CHECKING ACCOUNT: \$49,979.82

-SAVINGS ACCOUNT: \$25,158.70

-RESERVE ACCOUNT: \$580,644.89

MOTION TO APPROVE THE TREASURERS REPORT DENIS LEIN, SECONDED BY CHAD CROW, UNANIMOUSLY APPROVED. MOTION CARRIED.

MANAGERS REPORT: MATTHEW FEE COVERED THE CONTINUED COMMUNICATIONS WITH THE VENDORS AND HOMEOWNERS. HE TOLD THE BOARD HE IS WORKING ON SEVERAL ESTIMATES FOR INSURANCE COVERAGE AND GROUNDS CARE. MATTHEW WILL ASK THE IRRIGATION VENDOR TO TERMINATE HEADS THAT ARE SPRAYING OUTLOT AREAS AND ARE DEEMED UNNECESSARY.

NEXT MEETING DATE: THE ANNUAL MEETING SET FOR 9-17-2026.

ADJOURN AT 11:53 AM. DENIS LEIN MOTIONED, SECONDED BY DOUG BELAND, MOTION CARRIED.

RESPECTFULLY SUBMITTED: DOUG BELAND