

RED CEDAR CANYON TOWNHOME ASSOCIATION MEETING MINUTES MONDAY, JANUARY 19TH 2026

CALL TO ORDER: 10:00 AM

ROLL CALL: CHAD CROW, BART TREBNICK, DOUG BELAND, DENIS LEIN, 3 GUESTS AND MATTHEW FEE, PROPERTY MANAGER MJF & ASSOCIATES INC.

APPROVAL OF 12-15-2025 MEETING MINUTES: MOTIONED BY DENIS LEIN, SECONDED BY DOUG BELAND, MOTION PASSED. APPROVED UNANIMOUSLY.

OPEN FORUM FOR GUESTS:

- A GUEST SPOKE OF THE NEED TO INSTALL NEW LANDSCAPE BORDER. THIS IS SOMETHING THE BOARD OF DIRECTORS WILL LOOK INTO THIS YEAR.
- A GUEST VOICED A CONCERN ABOUT THE NEED FOR MORE SALT OR SAND FOR THE ICY AREAS ON THE LANES AND DRIVEWAYS. THE BOARD OF DIRECTORS IS SEEKING REMEDIES THROUGH OUR GROUNDS CARE VENDOR.
- CHAD CROW COVERED THE ISSUE OF OUR MASTER ASSOCIATION MANAGEMENT COMPANY. THERE IS GREAT DIFFICULTY IN GETTING IN TOUCH WITH A REPRESENTATIVE. CHAD DISCOVERED THE AGENT IS MADISON C AT EMAIL ADDRESS: MADISONC@CITIESMANAGEMENT.COM

OLD BUSINESS:

THE BOARD OF DIRECTORS REVIEWED AND APPROVED THE APPLE SCAB APPLICATION FOR 2026 THROUGH SAVATREE.

NEW BUSINESS:

THERE WAS A DISCUSSION CONCERNING OWNERS OR THEIR CONTRACTORS ACCESSING THE ROOFS. THE BOARD OF DIRECTORS SAID THERE IS A RISK OF NULLIFYING THE SHINGLE WARRANTY AND CAUSING DAMAGE TO THE ROOFS. THERE IS ALSO A POTENTIAL FOR OWNERS BEING INJURED. FOR THESE REASONS THERE WAS A DISCUSSION TO MAKE A MOTION FOR ALLOWING NO OWNERS OR OWNERS CONTRACTORS ACCESS TO ANY ROOFS WITHOUT APPROVAL FIRST. MOTIONED BY CHAD CROW, SECONDED BY DENIS LEIN, MOTION PASSED UNANIMOUSLY. IN THE FUTURE, IF ANY OWNERS WANT TO ACCESS THE ROOFS, THEY MUST GET PERMISSION FIRST THROUGH THE MANAGER MATTHEW FEE AT MJF AND ASSOCIATES INC. PLEASE SEND THESE VIA EMAIL TO THE MANAGER.

TREASURERS REPORT FOR DECEMBER 2026

- CHECKING ACCOUNT: \$6,174.19
- SAVINGS ACCOUNT: \$11,149.29
- RESERVE ACCOUNT: \$558,833.65

MOTION TO APPROVE THE TREASURERS REPORT DENIS LEIN, SECONDED BY DOUG BELAND, MOTION PASSED UNANIMOUSLY.

MANAGERS REPORT: MATTHEW FEE COVERED THE CONTINUED COMMUNICATION WITH THE VENDORS THAT SERVICE RED CEDAR CANYON. HE CONTINUES TO MONITOR THE GROUNDS ON A WEEKLY BASIS. HE WILL INSPECT THE SAVATREE CORP. TREE TRIM JOB TO SEE IF THE SCOPE OF THE PROJECT WAS COMPLETED.

NEXT MEETING DATE: 2-23-2026 10:00 AM VIA ZOOM.

ADJOURN AT 11:19 AM. DOUG BELAND MOTIONED, SECONDED BY DENIS LEIN, MOTION PASSED.

RESPECTFULLY SUBMITTED: DOUG BELAND