

**RED CEDAR CANYON TOWNHOME ASSOCIATION BOARD MEETING
2-23-2026 VIA ZOOM LINK.**

CALL TO ORDER:

10:08 AM.

ROLL CALL:

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

APPROVAL OF JANUARY 19TH, 2026 BOARD MEETING MINUTES:

MOTIONED BY DENIS LEIN, SECONDED BY DOUG BELAND, MOTION PASSED.

OWNERS OPEN FORUM:

OLD BUSINESS:

- THE SAVATREE ESTIMATE TO TREAT THE CRABAPPLE TREES WAS APPROVED FOR \$3,228.30.
- THE BOARD APPROVED OF MANAGER MATTHEW FEE ISSUING WORK ORDERS TO REFILL THE SALT BUCKETS AS NEEDED.
- THE BOARD APPROVED OF THE SEALING OF RODENT ACCESS POINTS ON A BUILDING IN THE AMOUNT OF \$1,200.00.

PRESIDENTS REPORT:

CHAD CROW COVERED THE TREE TRIMMING PROJECT THAT WAS COMPLETED AND INSPECTED BY THE MANAGER MATTHEW FEE. THERE WAS A DISCUSSION HELD ON THE NEED FOR ANOTHER RESERVE STUDY. THERE WAS ALSO A DISCUSSION ON ALLOWING THE MANAGER MATTHEW FEE TO ISSUE A WORK ORDER DIRECTLY TO THE GROUNDS CARE VENDOR IF HE BELIEVES IT NECESSARY TO PLOW SLUSH AND APPLY SALT FOR SAFETY PURPOSES IF TIME IS OF THE ESSENCE.

NEW BUSINESS:

DUE TO THE SQUIRREL PROBLEM OF GAINING ACCESS TO UNITS, THE BOARD APPROVED OF ALLOWING THE MANAGER MATTHEW FEE TO GET AN ESTIMATE FROM THE PEST VENDOR HE USES TO LIVE TRAP THE SQUIRRELS AND REMOVE THEM OFF PREMISES. BART TREBNICK MOTIONED, SECONDED BY DENIS LEIN, MOTION PASSED. DENIS LEIN MOTIONED TO HAVE A LEVEL 2 RESERVE STUDY PERFORMED, SECONDED BY CHAD CROW, MOTION PASSED.

TREASURERS REPORT BANK BALANCE 1-31-2026:

- CHECKING: \$19,350.83
- RESERVES: \$552,032.17

ADJOURNE:

10:33 AM. MOTIONED BY DENIS LEIN, SECONDED BY CHAD CROW, MOTION PASSED. NEXT MEETING MARCH 23RD, 2026 AT 10:00 AM VIA ZOOM LINK.

RESPECTFULLY SUBMITTED: DOUG BELAND