

RED CEDAR CANYON TOWNHOME ASSOCIATION MEETING MINUTES THURSDAY, MAY 28TH 2026

CALL TO ORDER: 10:01 AM

ROLL CALL: CHAD CROW, BART TREBNICK, DOUG BELAND, DENIS LEIN, GUESTS: STEVE SMITH, LAURIE REINHART, DAVE ENGLAND, JUDY FRANK, CHRYL COOTS, GERRY LUEPKE, CONNIE DRAVELING, LYNN GAEDE, RITA SALSTRAND AND MATTHEW FEE, PROPERTY MANAGER, MJF & ASSOCIATES INC.

OPEN FORUM FOR GUESTS:

- MOST OF THE GUESTS WERE NOT IN FAVOR OF THE ROCK PROJECT. SEVERAL WERE IN FAVOR. ALL GUESTS THAT WANTED TO SPEAK WERE ABLE TO VOICE THEIR OPINIONS TO THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS LISTENED TO EVERYONE THAT SPOKE. OPEN FORUM CLOSED AT 10:33 A.M.
- DENIS LEIN MOTIONED TO APPROVE THE APRIL MEETING MINUTES, SECONDED BY BART TREBNICK, MOTION CARRIED.

AFTER DELIBERATION, THE ENTIRE BOARD AGREED TO COMPLETE THE NEW BORDER AND ROCK INSTALLATION PROJECT.

DENIS LEIN MOTIONED TO CONTRACT FOR THE NEW BORDER AND ROCK PROJECT, SECONDED BY DOUG BELAND, MOTION CARRIED.

OLD BUSINESS:

- THE BOARD OF DIRECTORS APPROVED OF THE LIVE TRAPPING OF SQUIRRELS.
- THE RESERVE STUDY SHOULD BE COMPLETED WITHIN A MONTH. TOTAL COST \$3200.

NEW BUSINESS:

- DENIS LEIN MOTIONED TO APPROVE THE CRACK FILL ESTIMATE OF \$2263, SECONDED BY BART TREBNICK, MOTION CARRIED.
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TRASURERS REPORT:

- CHECKING ACCOUNT: \$6,309.40
-SAVINGS ACCOUNT: \$19,153.52
-RESERVE ACCOUNT: \$591,368.50

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

MANAGERS REPORT: MATTHEW FEE COVERED THE CONTINUED COMMUNICATION WITH THE VENDORS THAT SERVICE RED CEDAR CANYON. A DISCUSSION WAS HELD CONCERNING THE DRAINAGE ISSUES. A DISCUSSION WAS HELD COVERING THE REPLACEMENT OF CRAB TREES AS THEY DIE OFF. MATTHEW FEE WILL TRY TO GET UPDATED PAINTING ESTIMATES FOR THE GARAGE DOORS AND SURROUNDING CEDAR ALCOVES.

NEXT MEETING DATE: 6-17-2026 10:00 AM FNC BANK HUDSON.

ADJOURN AT 11:11 AM. DENIS LEIN MOTIONED, SECONDED BY BART TREBNICK, MOTION CARRIED.

RESPECTFULLY SUBMITTED: DOUG BELAND