

RED CEDAR CANYON TOWNHOME ASSOCIATION MEETING MINUTES MONDAY, DECEMBER 15<sup>TH</sup>, 2025

CALL TO ORDER: 3:03 PM

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

APPROVAL OF 10-15-2025 MEETING MINUTES: MOTIONED BY BART TREBNICK, SECONDED BY DENIS LEIN, MOTION PASSED.

AGENDA APPROVAL: MOTIONED BY DENIS LEIN, SECONDED BY BART TREBNICK, MOTION PASSED.

OPEN FORUM: A GUEST SPOKE OF CONCERN OVER THE HIGH EXPENSE OF THE MULCH PROJECTS. A GUEST SPOKE OF CONCERN FOR ANOTHER RESERVE STUDY TO BE PERFORMED. IT WAS CONFIRMED THE RESERVE STUDY WILL BE COMPLETED BY THE END OF FISCAL YEAR 2026. A GUEST RAISED CONCERN THERE SHOULD BE MINIMAL TRIMMING OF THE "BOLWING BALL" SHRUBS. IT SEEMS WHEN THEY ARE OVER TRIMMED, THEY PERISH. A GUEST ASKED ABOUT THE POSSIBLE NEED TO CLEAR ROOF SNOW FROM THE ROOFS TO HELP AVOID POTENTIAL ICE DAMMING. THE BOARD OF DIRECTORS SAID THEY WILL CONTINUE TO MONITOR THE ROOFS.

OLD BUSINESS: CHAD CROW TOOK THE FLOOR. CHAD CONFIRMED THAT ALL OF THE ACCOUNTS HAVE REMOVED THE OLD TREASURER AS A SIGNER AND ADDED THE NEW TREASURER TO THE BANK ACCOUNTS. THERE WAS A DISCUSSION ON TREE REMOVAL. IF AN OWNER ASKS FOR SOME HEALTHY TREES TO BE REMOVED TO ALLOW MORE SUNLIGHT OR MORE OPEN SPACE, THIS WILL BE DECLINED. THE BOARD OF DIRECTORS WILL ONLY ALLOW THE REMOVAL OF TREES IF THE TREES ARE DISEASED OR ARE A THREAT TO DAMAGE PROPERTY IF THEY FALL. IT HAS BEEN CONFIRMED THAT SAVATREE WILL BE ONSITE IN EARLY WINTER TO TRIM TREES.

NEW BUSINESS: CHAD CROW TOOK THE FLOOR. CHAD COVERED THE ISSUE OF SNOW PLOWING. THE VENDOR WILL ONLY COMPLETE A FULL CLEANING OF SNOW ONCE THE AMOUNT OF THE STORM HAS REACHED A TOTAL SNOW FALL OF 1' OR GREATER. THEY WILL ONLY BEGIN ONCE THE SNOW STORM HAS FULLY CEASED. THE SNOW PLOWING VENDOR OCCASIONALLY CLEANS SNOW OFF OF THE DRIVEWAYS AND LANES BEFORE THIS AMOUNT HAS FELL. THIS IS AN EXTRA THAT THE VENDOR WILL DO SOMETIMES TO SIMPLIFY THE PLOWING. CHAD ALSO SPOKE OF THE NEED FOR ALL OWNERS TO MAKE CERTAIN THAT NO SIGNS ARE PLACED ON THE PROPERTY AS WRITTEN IN OUR RULES AND REGULATIONS. THE SIGNS ARE ONLY ALLOWED INSIDE THE HOMES WINDOWS.

TRASURERS REPORT:

- CHECKING ACCOUNT: \$8533.92  
-SAVINGS ACCOUNT: \$10,148.51  
-RESERVE ACCOUNT: \$534,317.52

MANAGERS REPORT: MATTHEW FEE COVERED THE AMOUNT OF COMMUNICATION WITH THE GROUNDS CARE VENDOR DURING ALL SNOW STORMS. MATTHEW CONFIRMED SAVATREE WILL GIVE HIM A NOTICE PRIOR TO THE TREE TRIMMING ARRIVAL IN JANUARY OR FEBRUARY. THERE WILL THEN BE A NOTIFICATION SENT OUT TO THE OWNERS. MATTHEW COVERED HIS ASSISTANCE WITH SEVERAL OWNERS OVER THE PAST MONTH.

NEXT MEETING DATE: 1-19-2026 10:00 AM VIA ZOOM.

ADJOURN AT 4:16 PM. DOUG BELAND MOTIONED, SECONDED BY BART TREBNICK, MOTION PASSED.

RESPECTFULLY SUBMITTED: DOUG BELAND