

RED CEDAR CANYON TOWNHOME ASSOCIATION BOARD MEETING  
4-13-2026.

CALL TO ORDER:

10:00 A.M.

ROLL CALL:

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

APPROVAL OF MARCH 23<sup>rd</sup>, 2026 BOARD MEETING MINUTES:

MOTIONED BY DENIS LEIN, SECONDED BY BART TREBNICK, MOTION CARRIED.

OPEN FORUM:

TWO OWNERS POSED QUESTIONS ABOUT A FENCE VENDOR THAT WAS ON OUR FENCE POLICY RECOMMENDED VENDOR LIST. THE VENDOR IS NO LONGER IN BUSINESS AND HAS BEEN REMOVED FROM THE DOCUMENT. THERE ARE MANY VENDORS WHO INSTALL OUR STYLE OF FENCING. THE ASSOCIATION DOES NOT HAVE A RECOMMENDATION. THERE WAS ALSO A DISCUSSION ABOUT SHRUB CARE AND TRIMMING AS WELL.

OLD BUSINESS:

- CHAD CROW TOOK THE FLOOR. THE BOARD APPROVED ANOTHER YEAR WITH OUR CURRENT IRRIGATION VENDOR, EVERGREEN IRRIGATION. CR LAND MAINTENANCE WILL COMPLETE A SPRING CLEANING ON THE GROUNDS BY APRIL 24<sup>TH</sup>. THEY WILL REPAIR WALL DAMAGE AND SOD DAMAGE.

NEW BUSINESS:

- CHAD CROW TOOK THE FLOOR. THERE WAS A DISCUSSION HELD CONCERNING THE ESTIMATES FOR NEW ROCK AND BORDER INSTALLATION. THE BOARD OF DIRECTORS ARE TRYING TO ELIMINATE THE YEARLY MULCH INSTALL EXPENSE AND POOR LOOK. THE NEW ROCK, WEED CONTROL BARRIER AND BORDER WILL ALSO CREATE LONGEVITY, WEED ELIMINATION IN BEDS, COST SAVINGS FOR THE ASSOCIATION, BETTER CURB APPEAL AND LESS CHEMICAL APPLICATIONS TO KILL WEEDS. BART TREBNICK MOTIONED FOR APPROVAL, SECONDED BY DENIS LEIN, MOTION CARRIED. THERE WILL BE AN APPROXIMATE WEEKS LONG DELAY OF FINAL APPROVAL WHILE DETERMINING PRODUCT. THE PROJECT IS SET TO BEGIN AROUND THE END OF MAY. A NOTICE WILL BE SENT OUT WHEN A FINAL DATE HAS BEEN SET.
- THE ASSOCIATION WILL BE SEEKING PAINTING BIDS FOR GARAGE DOORS AND CUBBY AREAS THIS SUMMER.
- THE BOARD HAS DETERMINED THE ASSOCIATION WILL NOT INSTALL ANY LEAF GUARDS ON GUTTERS. THIS WILL BE LEFT TO THE HOMEOWNER TO COVER THE EXPENSE IF THEY WANT THEM ON THEIR GUTTERS. THEY MUST FILL OUT A MODIFICATION REQUEST FORM AND SUBMIT IT TO MATTHEW FEE THE MANAGER PRIOR TO ANY WORK BEING PERFORMED.
- THE BOARD OF DIRECTORS MET WITH THE BLACKTOP VENDOR WHO INSTALLED THE NEW LANES AND DRIVEWAYS LAST YEAR. THEY ARE NOT ASKING THE VENDOR TO REDO ANY BLACKTOP AT THIS TIME. THERE WILL BE A CONTINUED MONITOR OF WATER DRAINAGE ON AN ONGOING BASIS.

TREASURERS REPORT BANK BALANCE 3-31-2026:

- BART TREBNICK TOOK THE FLOOR TO GIVE ACCOUNT BALANCES:
- CHECKING ACCOUNT- \$12,006.24
- SAVINGS ACCOUNT- \$17,152.24
- RESERVE ACCOUNTS- \$578,251.70

BART TREBNICK MOTIONED TO APPROVE THE TREASURERS REPORT, SECONDED BY DENIS LEIN, MOTION CARRIED.

**MANAGER REPORT:**

**MATTHEW FEE TOOK THE FLOOR AND COVERED THE ITEMS HE HAS BEEN WORKING ON:**

- RESERVE STUDY COMMUNICATION WITH THE VENDOR.
- GROUNDS MAINTENANCE VENDOR COMMUNICATION.
- ESTIMATES FROM VENDORS.
- COMMUNICATIONS WITH HOMEOWNERS.
- INSPECTING THE BLACKTOP FOR ANY FAILURES.

**ADJOURNMENT:**

**DOUG BELAND MOTIONED TO ADJOURN, SECONDED BY DENIS LEIN, MOTION CARRIED 11:54 A.M.**

**RESPECTFULLY SUBMITTED: DOUG BELAND**

**THE NEXT MEETING DATE WILL BE SENT VIA MASS EMAIL**