

RED CEDAR CANYON TOWNHOME ASSOCIATION MEETING MINUTES WEDNESDAY, JUNE 17TH 2026

CALL TO ORDER: 10:00 AM

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

OPEN FORUM FOR GUESTS:

- TWO GUESTS JUST ARRIVED IN TOWN AND HAD QUESTIONS CONCERNING THE LANDSCAPE BED PROJECT. CHAD CROW EXPLAINED WHY THE DECISION WAS MADE TO MOVE AWAY FROM MULCH AND TO ROCK. ANOTHER GUEST HAD A CONCERN WITH THE LOT OWNERSHIP. CHAD CROW STATED HE WILL BE IN CONTACT WITH THE OWNER FOR MORE IN DEPTH DISCUSSION. THERE WAS ALSO DISCUSSION REGARDING GARBAGE PLACED AT THE CURB SUCH AS FURNITURE ETC. PLEASE DO NOT PLACE THESE ITEMS OUT AT THE CURB HOPING THEY WILL BE PICKED UP. THE OPEN FORUM CLOSED AT 10:48 A.M.
 - DENIS LEIN MOTIONED TO APPROVE THE MAY MEETING MINUTES, SECONDED BY BART TREBNICK, MOTION CARRIED.
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CLOSED SESSION:

PRESIDENTS REPORT. CHAD CROW TOOK THE FLOOR.

OLD BUSINESS:

- THE SQUIRREL TRAPPING WENT WELL. 27 SQUIRRELS TAKEN OUT OF THE PROPERTY. THE TRAPS WERE REMOVED ON JUNE 12TH.
- YARD WASTE: THE OWNERS MUST CONTACT WASTE MANAGEMENT DIRECTLY TO RECEIVE A YARD WASTE BIN. PLEASE DO NOT PLACE YARD BAGS OUTSIDE ANY LONGER AS THEY WILL NOT BE COLLECTED. THE INFORMATION FOR WASTE MANAGEMENT IS ON THE RED CEDAR WEBSITE HOME PAGE.
- SPOT SPRAYING WEEDS: THE GROUNDS CREW HAS CONFIRMED THEY HAVE SPRAYED ALL OF THE MULCH BEDS FOR WEEDS TWO TIMES SINCE THE SECOND WEEK OF MAY.
- CRACK FILLING: THE CRACK FILLING PROJECT HAS BEEN COMPLETED. THERE WAS A CRACK IN A LANE THAT WAS MISSED. MATTHEW FEE RECEIVED CONFIRMATION THE CREW WILL BE BACK TO FINISH THIS AREA BY THE 25TH OF JUNE.

NEW BUSINESS:

- THE BOARD REVIEWED THREE PAINTING ESTIMATES FOR GARAGE DOORS AND THE CEDAR ALCOVE AREAS. THE BOARD OF DIRECTORS SELECTED ZEULI PAINT. MATTHEW FEE WILL COORDINATE THE START TIME FOR THE SECOND WEEK OF SEPTEMBER. DENIS LEIN MOTIONED TO APPROVE, SECONDED BY DOUG BELAND, MOTION CARRIED.
- A FURTHER DISCUSSION WAS HELD CONCERNING THE ROCK BED PROJECT. BASED ON MANY FACTORS THIS DECISION HELD. SOME OF THE REASONS WHY THIS PROJECT WAS APPROVED ARE: UNIFORMITY, PERMANENCE AND STABILITY OF ROCK, MOLDING OF MULCH, SAVINGS OF OVER \$400 THOUSAND DOLLARS IN TWENTY YEARS SWITCHING TO ROCK, ELIMINATION OF CONSTANT

HERBICIDE APPLICATIONS TO KILL THE WEEDS IN MULCH BEDS. THE BOARD OF DIRECTORS IS ANNOUNCING A SPECIAL MEETING TO BE HELD IN THE MONTH OF JULY TO DISCUSS THIS PROJECT WITH THE OWNERS. ALL OWNERS WILL RECEIVE NOTIFICATION IN THE MAIL PRIOR TO THE MEETING.

TREASURERS REPORT:

BART TREBNICK GAVE THE REPORT.

- CHECKING BALANCE- \$1,212.42
- SAVINGS BALANCE- \$21,155.00
- RESERVES BALANCE- \$604,451.75

BART SPOKE OF THE NEED TO MOVE MONEY FROM THE MONEY MARKET RESERVE FUND TO THE OPERATIONAL ACCOUNTS. DENIS LEIN MOTIONED, DOUG BELAND SECONDED, MOTION CARRIED. THE RESERVE STUDY SHOULD BE FINALIZED IN THE COMING DAYS WHICH WILL OFFER FINANCIAL GUIDANCE FOR THE ASSOCIATION.

MANAGERS REPORT:

MATTHEW CONTINUES TO MEET AND SPEAK WITH THE VENDORS WORKING WITH THE ASSOCIATION, ANSWER QUESTIONS OWNERS MAY HAVE, FIELD CALLS AND EMAILS REGARDING THE ASSOCIATION AND ALERTING THE OWNERS OF UPCOMING PROJECTS.

CHAD CROW MOTIONED TO ADJOURN, SECONDED BY DENIS LEIN, MOTION CARRIED. 11:51 A.M.

THE NEXT MEETING WILL BE HELD ON 7-24-2026 AT 10:00 AT FNC BANK HUDSON CONFERENCE ROOM.

RESPECTFULLY SUBMITTED: DOUG BELAND