

Cambridge Estates Home Owners Association Annual Meeting

January 27th, 2025

Board Members present:

Chase Wichert, Bobbi Lee, Patrick Kelly, Val Harrison, Jo McCord, Brian Stahl, Brent Watson, Mike Larkins, Craig Stewart, Ben Farris, & Cindy Case & Keri Taber.

Board Members absent:

Josh White & Jim Polovich

MEETING OPENING

After residents enjoyed catering from Three Tequilas, courtesy of the Board, the Meeting was called to order at 6:40pm by President Chase Wichert.

TREASURY

Treasurer Beth Ann was not present. Bank documents were provided on some tables to share the financial report.

NEW HOA BOARD

Gained HOA Board participation. Brent, Jim, and Bobbi were the only members previously, and now we have a full Board with 13 members. The new Board took time to learn things, and met with an HOA attorney for covenant review regarding restrictions and amendments. There are a lot of things going on in the world now that could potentially become an issue in our neighborhood, like corporations coming in, renting houses, etc. Craig is the head of the Covenants Committee, and new members are encouraged to join.

POOL

Pool Manager position is in charge of taking care of the pool, including chemicals, cleaning, and maintaining the facilities. Chase and his wife hold that position, which they started before Chase became President of the HOA. Currently, the pool is looking great. There were a lot of repairs and upgrades last year, which is evident from the report of last years expenses. We are hoping to spend less this year.

The kiddy pool is still down. We need to decide what to do about that. For now, we are putting in a swim platform for the kids to play on. Also, the slide on the playground needs to be replaced.

The pool will open for the season the Saturday before Memorial Day, so the pool can be enjoyed for the holiday weekend.

With the new years budget, a fund has been setup to set a portion of HOA dues aside to save money for future pool expenses, as well as a fund for neighborhood events.

PAID POSITIONS

Both the Pool Manager and Treasury positions are paid by the HOA. The pool maintenance is basically a parttime job, and takes much more dedication than is feasible for a volunteer. The Treasurer is paid \$300 a month, and she does a lot. Hiring someone to take care of the finances would cost a lot more.

EVENTS FROM LAST YEAR

Pool Movie Nights were hosted last year, and will continue this year. There will be free popcorn and popsicles, while watching the movie from the pool. It will go until 10:00-10:30 or so. Lights were put in the pool as well.

Last year the Board also hosted a Fall Festival with Chili Cookoff, petting zoo, and bounce houses. They also hosted Cookies with Mrs. Claus, who read a story to the children.

We hope to plan something for the spring.

NEWSLETTER & BOARD EMAIL ADDRESS

The Newsletter has been distributed. Four or five members helped deliver it to all the residents. Additional copies were available at the meeting, and it was added to the website and on Facebook. Anyone that wants to add something to future newsletters can email CambridgeEstatesBoard@gmail.com. That email address is the best way to get a hold of the board. Emails go straight to Chase, and then distributed to whoever needs to see it.

WEBSITE & HOAStart

The Board is looking to update the website and process. There is a service we are looking to utilize called HOAstart.com. It is a platform that includes member directory, dues tracking, minutes, surveys, voting, and more. It will be helpful to consolidate everything. We hope it will be a good way to keep residents notified of things.

A drop box and pamphlet box has been installed at the pool house, which can be used for complaints, voting, etc. Do not drop your dues in the box, though, in case it is vandalized. The website needs to be updated, and not everyone uses Facebook, so these options will be great.

NEIGHBORHOOD COMPLAINTS

Last year the Board saw complaints, and letters were mailed out each time. The letters solved the complaint almost every single time. The goal is to send an HOA letter before getting the city involved.

NEIGHBORHOOD COMMITTEES

There are several committee. Some are just there in case we need them, and some are required by the Covenants.

Nominations Committee

Recreations Committee

Construction & Maintenance Committee

Architectural Committee

Publicity Committee

Audit Committee

Welcoming Committee

Covenants Committee

Crime & Safety Committee

Code Enforcement Committee

Pool Committee

Details about some committees are in the covenants. You can speak to any Board member for additional details. We really need members to fill seats for these committees. Sign up sheets are provided tonight, so please add your name, phone, and email address to any committee sheet you are interested in.

POOL PASSES TO BE SOLD TO NONRESIDENTS

Pool passes will be sold to non-residents this year. 25 season passes will be sold for \$650. One pass is good for two adults and four children, with the option to add additional guests at \$5/each. It will provide great income for the pool, and an option to avoid raising dues. Guests will have to sign a waiver and bring a photo ID. All of this information will be posted on the website. Anyone interested can contact the pool committee through the Pool Facebook page or by utilizing the form on the website.

Guests for residents of Cambridge Estates can use the pool for \$3/each.

CITY COUNSELOR

The city counselor for our district will be at the next meeting to talk about improving our streets. Drainage is a concern. Curbs and gutters would be great, as well as repaving the roads due to potholes.

RESIDENT QUESTIONS

Eddie asked who was plowing snow from our streets. The Board paid for a plow, which Earl puts on his bobcat. It was requested that snow was not pushed to block mailboxes, which caused mail delivery delays. Appreciation was shared for Earl's help.

RESIDENT POOL RENTAL

There has been a concern that the Board has spoken about a lot. Jim will share the concern, and Bobbi will explain and answer questions. Afterwards, a two question survey will be passed out for residents in attendance to answer to help the Board reach a decision.

Jim Shearer addressed everyone at the meeting with concerns about having a commercial operation in the neighborhood. Compromising the number of people or cars does not change the fact that it is a commercial operation.

Bobbi Smith addressed everyone, explaining the pool rental vetting and booking process. She shared that she has no ill intentions for the neighborhood or residents, and that last year there were no incidents from the bookings. If any incidents occurred, the HOA would not be responsible because there is insurance in place. She also shared that her bookings are very similar to what the Pool Committee is doing with the nonresident season passes this year.

Residents expressed questions and opinions, and submitted surveys. Many questioned whether the vote needs to be on Bobbi's pool, or running businesses in the neighborhood in general.

The HOA attorney for the Board was emailed regarding this issue. She stated that research needed to be completed before she could give a legal opinion. The Board did not authorize the research.

The covenant item in question is #6 regarding no noxious or offensive trade activity shall be carried on upon any lot, or it shall thereupon may become an annoyance or nuisance to the neighborhood.

Survey questions: Are you in favor of a resident running a pool rental business in their backyard for private events? Yes or no? Would limiting size or frequency affect your boat? Yes or no?

The HOA Board will be meeting privately after this meeting to discuss further, with the survey results.

Drawing was held for \$50 off annual dues.

ADJOURNMENT

President Chase closed the meeting at 8:03pm.

Approved

Chase Wichert