

## Cambridge Estates Homeowners Association Meeting

August 19, 2024

Officers present:

Chase Wichert – President; Mike Larkins – Vice President; Beth Ann Arjay – Treasurer; Bobbi Lee – Secretary

### MEETING OPENING

Meeting called to order at 6:30pm by President Chase.

### NEW BOARD AND OFFICERS

President Chase introduced the HOA Officers, as well as the new Board of Directors.

Mike Larkins	Cindy Case	Josh White
Chase Wichert	Patrick Kelly	Val Harrison
Brent Watson	Jo McCord	Brian Stahl
Bobbi Lee	Craig Stewart	Keri Taber
Jim Polovich	Ben Farris	

There are fourteen members of the Board of Directors, and he hopes to get a lot done. Many are new, so it may take a little longer.

### FINANCIAL REPORT

Treasurer Beth Ann distributed and reviewed the financial report.

Chase stated that pool expenses are almost over, and hopeful finances will be alright. They considered keeping the pool open through September, but decided it wouldn't be cost effective. The pool will be open on Labor Day, but that will be the last day of the season.

### BOARD AGENDA

President Chase said the Board of Directors has been discussing many things, like resident complaints. The Board is working on a formal process for submissions and for the Board to receive them. The goal is for documentation and a formal process, which will hopefully be ready within a couple months.

Val Harrison made and printed Complaint Submission Forms. Any resident can fill it out and turn it in to a Board member, or email it to the Board's new email address: [CambridgeEstatesBoard@gmail.com](mailto:CambridgeEstatesBoard@gmail.com)

The next Board of Directors meeting is in a couple of weeks with an attorney to discuss what can be enforced, the current covenants, rewriting completely, changing them, etc.

The Board of Directors wants to put out a survey to gain feedback on what residents want for the covenants, what they want the Board to do, etc.

Hopefully the new covenants won't be difficult to get done. If it's too difficult, it could all go away, even the pool.

The website will be updated to allow for complaint submissions and for ballots. Mailing ballots is a pain and there are better options. A calendar will also be added, since not everyone is on Facebook or sees the signs.

Dori is a website developer that has been working the website, but doesn't have a lot of time. Brian Stahl has offered to help.

## EVENTS

President Chase mentioned bringing back events. Cindy Case said she would run the next one: Fall Festival for October 12, 2024, including a chili cook off with stuff for the kids to do, plus corn hole for adults, and a move after dark. The Board will need to know who all is attending so the right amount of things can be provided. The Board will determine what will be provided.

## LATE POOL HOURS

Lexie stated the pool will be open until 9pm on Wednesday and Friday this week. If it goes well, they may keep the pool open later next year.

Lexie also asked for any ideas for improvements for the pool committee.

## COVENANT ENFORCEMENT

Brent sent two compliant letters: 8424 Harp Blvd (to the Landlord, not the tenant) and 8576 Wright Ave. They were written nicely, asking the home owner to address concerns. The letter also stated if the home owner needed help to let the Board know.

The owner of 8576 Wright Ave was present, and asked for patience, stating she is dealing with cancer and six deaths.

## RESIDENT ATTENDANCE OF MEETING WITH ATTORNEY

A resident asked if any resident could attend the upcoming Board of Directors meeting with the attorney. Chase answered that it is currently just for the Board members, but if anyone has questions they'd like to add they can be sent to a Board member or sent to the new email address. We only have the attorney for one hour, which will go by quickly. Too many people would make it complicated.

Secretary Bobbi clarified that this meeting is just to ask basic questions about the process of the expiring covenants.

Another resident asked if the concerns about short term rentals would be discussed with the attorney. Chase answered, and stated there is a line in the current covenants that we need clarity on.

Brian asked if the attorney questions should be posted on the website, and Chase said yes. Chase will ask Dori to help with that, then he will post on Facebook to let residents know they've been posted.

## COMMITTEE BREAK OUTS

Committees broke into private discussion groups. Committees in attendance included Architectural, Safety, Covenants, Code Enforcement, and Pool.

Chase said there are standing committees that need to be put into play, but he would talk more about that later.

Any questions or approval requests, including budget questions, can be presented to the Board for approval.

Cindy requested ideas for upcoming events.

MEETING CONTINUED AT 7:20PM.

#### RESIDENT POOL BOOKINGS

Secretary Bobbi explained the pool rental in her backyard. She doesn't want to upset anyone. The pool bookings are vetted through the system, yet she still turns down some booking requests to protect her family and her neighbors. The pool isn't open for regular business hours; just a few times a week, maybe. And only over the summer. It is usually booked for child birthday parties, a dog trainer, families, etc. The largest booking has been just 32 people with ten cars, which fits nicely on her corner lot. The income helped maintain her pool and yard, but also provided income for her family while she isn't working much due to a quiet real estate industry. She asked any neighbors that have questions or concerns to come to her directly and she's happy to talk to them.

Chase said this is why we want the complaint submission form. People don't like conflict. If there is an issue with a Board Member, that member won't be part of a resolution conversation.

MEETING ADJOURNED at 7:29pm, with the Board of Directors briefly meeting informally afterwards.