

## Cambridge Estates HOA Meeting

May 6, 2024

Board Members present:

Redford Shoemaker, President; Brent Watson, Treasurer; Bobbi Smith, Secretary

### FINANCIAL REPORT

Brent reviewed the financial reports. He went over HOA dues that are outstanding, and reviewed some pool expenses that have been paid. Mowing and pool expenses will be coming out of the current balance.

HOA dues can be paid at [www.cambridgeestatesBA.com](http://www.cambridgeestatesBA.com). Most residents have paid the increased amount of \$300.

Insurance premiums through State Farm have doubled. Brent is currently shopping for better rates.

### HOA COVENANTS AND ENFORCEMENT

HOA covenant revisions were discussed. Revisions were attempted a few years ago, but were not finalized. It was discovered that the costly revisions would only take affect for new homeowners to the neighborhood.

The current bylaws expire in 2028. Bobbi has a contact that can help with revisions/updates to the neighborhood bylaws and/or covenants. This attorney charges \$250/hour.

The Board must be able to prove to the courts that any non-compliance is a monetary loss of value.

Some yard concerns can be handled by city code enforcement.

### COMMITTEES

Redford recommended Committee Coordinators. Beginning in June, HOA meetings will break out into committee groups, where coordinators can be established. Bobbi will post committees on Facebook so residents can sign up.

### HOA BOARD

Dan Cary plans to step down as Vice President.

Brent Watson announced his resignation as Treasurer.

Residents expressed concern of a lack of notification of the HOA meeting in November 2023 when the new Board members were elected. The residents requested a fresh start, with new Board Officers and board members being elected at the June meeting. This will include all Officers, and the remaining six positions on the Board.

### NEIGHBORHOOD GARAGE SALE

The Summer Neighborhood Garage Sale will be June 1, 2024. Sue has the signs, and would like someone else to store them and place them out that weekend. After the meeting, Michael “Pat” Ress agreed to take over with the signs.

#### DUMPSTER DAYS

Dumpsters will be available at the pool June 7-9, 2024.

#### POOL MAINTENANCE UPDATE

Chase Wichert has been working on the pool and pool house, and has a goal date of pool opening by Labor Day. He spoke of the repairs and upgrades that have been made, and what still needs to be done.

The Board approved Josh Hayes to do repairs to the fence and gate.

The tennis court needs to be locked. Bobbi suggested having keys for that lock and keys to the pool house being given to all Board members, with duplicates left inside the pool house. This will help residents gain access to a key as needed.

Brent shared that the kiddie pool is in rough shape. It will need to be rebuilt or filled in before long. No decision was made.

#### PARK AND COURT MAINTENANCE

Mike (Scott) Larkins has agreed to be the park maintenance coordinator.

#### VANDALISM

Concerns regarding kids/teenagers riding motorbikes/etc and causing any other damage was discussed. Police has been notified in the past. Speeding in the neighborhood was also an expressed concern.

The best thing to do is to call the police for assistance with some of these. This concern was asked to be added to the updated covenants, but the Board does not think that would be a covenant item. Instead, it should be neighborhood watch item, or the crime/safety committee.

#### NEIGHBORHOOD ROADS

The city has made temporary improvements on the roads. They need to be called back repeatedly for potholes, water drainage issues, etc. Residents are encouraged to call the city as needed.

MEETING ADJOURNED.