Cambridge Estates Home Owners Association Meeting

November 18, 2024

Board Members present:

Chase Wichert, Patrick Kelly, Val Harrison, Jo McCord, Brian Stahl, Craig Stewart, Josh White, Ben Farris, & Cindy Case.

Board Members absent:

Brent Watson, Jim Polovich, Mike Larkins, Bobbi Lee, & Keri Taber

FINANCIALS

Beth Ann, Treasurer, distributed copies of financial docs for review. There was no discussion regarding them.

MEETING OPENING

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

President Chase performed role call for board members.

Discussed the financial docs, and how we are looking for the rest of the year. Beth Ann Arjay stated that all of our big spenditures should be done, and we should have enough money for the rest of the year

President Chase proposed a new budget for the 2025 fiscal year. He stated that he went through the past 3 years to put together a budget. This year the pool had a lot of repairs and replacement of parts and equipment. He anticipated less cost for 2025 and budgeted accordingly.  
President Chase said he would talk to the individuals who maintain the lawn for the HOA common areas and entrances about budget for next year.

He added an event category to the budget to allow for neighborhood parties and get-togethers.

There was question about the cost of lawn care in 2023 and it was theorized it the extra cost may have come for fixing the retaining wall on Oneta Rd that a bus crashed into, and the city never paid for the wall to be repaired.

He proposed individual funds – Pool Maintenance, Common Area Maintenance, Legal, and Misc. Categories for left over money to be added to for future uses. These categories would be split up by 45 percent, 22.5 percent, 22.5 percent, and 10 percent respectively.

He brought up selling pool passes to families outside the neighborhood and this would hopefully bring in extra income to help fund the new “accounts”

Lexie Wichert mentioned that more revenue would potentially come from pool parties.

Michael Bromley questioned the amount of money that has been spent on the pool in the last 3 years.

President Chase went over the types of expenses that occur for the pool, lifeguards, pool manager, replacing equipment, fixing concrete, fixing pool walls/floors, chemicals, insurance, etc.

Michael Bromley asked what decision has been made on the kiddie pool.

President Chase said there hasn’t been any decision, and with the current monetary constraints it is going to have to wait until we can save some money to do something with the kiddie pool. Until then it will be closed.

Jim Shearrer mentioned that there would be tax implications if sell passes to people outside the HOA.

President Chase said he would talk with Beth Ann Arjay and Brent Watson to figure out what this would entail.

Jim Shearrer asked if the budget needed to be approved by general members or if it was a duty of the board.

President Chase was unsure, and was unable to find it in the bylaws during the meeting. He said he would look into it further.

Jim Shearrer brought up neighbors on the perimeter not mowing their yards and how it is unsightly when driving by the neighborhood on 81st. He suggested the HOA pay for the mowing of the yards outside the fence to help keep the neighborhood looking nice.

After some discussion Jim Shearrer was asked to call the city to see if he could find out if the homeowners boarding 81st st and Oneta rd are responsible for mowing the lawn up to the retaining wall/sidewalk. The board will then figure out the best course of action in regards to the budget and the neighborhood.

Because it was unsure if it needed to be approved by the members or board members, two votes were taken, one with everyone in attendance, and one with only board members. Both votes passed unanimously.

President Chase said there would not be a meeting in December due to it being very busy for everyone.

Lexie Wichert said the next meeting would be Monday January 13th at 6:30pm at the Forest Ridge Baptist Church.

MEETING ADJOURNED by President Chase at 7:34pm.