Cambridge Estates Home Owners Association Meeting

October 21, 2024

Board Members present:

Mike Larkins, Chase Wichert, Patrick Kelly, Val Harrison, Jo McCord, Brian Stahl, Bobbi Lee, Craig Stewart, & Cindy Case.

Board Members absent:

Ben Farris, Brent Watson, Josh White, Jim Polovich & Keri Taber

MEETING OPENING

Meeting called to order at 6:35pm by President Chase Wichert.

President Chase said he’d like to discuss covenant amendments and survey questions tonight. He did not have time to create a meeting agenda.

This meeting, as well as future meetings, will be held as Open Board Meetings, rather than HOA meetings. The annual HOA meeting information will be announced as it becomes available.

FINANCIALS

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

1. AIRBNB - restricting the number allowed or not permissible at all

The lawyer said the best way to limit this is to add a covenant restriction for minimum lease term, such as six months rather than a single night stay. Any existing airBnB’s would be grandfathered in.

The goal for this is to prevent large companies from purchasing a bunch of homes in the neighborhood.

1. OUTBUILDINGS - lose the current 60% masonry requirement. They should be made of 2x4 construction that compliments the existing home. They still need architectural committee approval. Do they need to be on a concrete surface?

Any changes to outbuildings will be for those being built moving forward. Previous buildings not to HOA code are grandfathered in since enforcement has been neglected for so long.

Most seem to agree with dropping the 60% masonry requirement.

Board Members and Residents discussed different ways to define what future outbuildings should be made up of, which will need to obey city ordinances. An architectural committee will be able to help set these definitions for the neighborhood.

1. Running SMALL BUSINESS from home. What does this mean and how do we qualify such things?

The covenants do not specify that small businesses are not allowed. The covenant clause in question is #6, regarding being a nuisance. It needs to be defined and rewritten so it is enforceable. The city may have some ordinances in place that would help.

Board Members and Residents discussed the resident that rents the pool over the summer, as well as other potential businesses that can be run from homes. Airbnb’s and Home Businesses may overlap with allowances per the updated covenants.

Board Members and Residents also discussed the tenants on Harp that have been discussed previously. President Chase will ask Brent for an update from the Landlord.

SURVEY

A survey needs to be sent out to residents to find out their opinion regarding covenant updates. Bobbi, Secretary, suggested a generic survey to begin the process, asking Residents to enter comments about the concerns that mean the most to them. This will get them involved while the Board continues working on defining terms better for a more specified survey. It will also hopefully create a shorter survey in the future.

Board Members and Residents discussed options regarding Survey Monkey and/or mailing postcards with survey information. A lock box may be placed at the pool house for survey submissions.

MEETING ADJOURNED by President Chase at 7:40pm.