

## Cambridge Estates HOA Meeting

June 3, 2024

Board Members present:

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

Plus Jim Polovich and Josh Hayes; Absent was Dan Cary

### MEETING OPENING WITH INTRODUCTIONS

Meeting called to order at 6:30 by President Redford. Redford asked each resident in attendance to introduce themselves.

### VOICES AGAINST PRESIDENT REDFORD

When introductions made their way to Cindy Case, she began speaking to President Redford regarding his words against her and others, specifically on Facebook. Redford urged her to wait until after introductions were completed, but Cindy continued. As she reviewed Redford's words against her and others, she asked those in attendance if that was what they wanted. A few responded with "no". Cindy provided a printout of recent Facebook posts to share with residents in attendance.

Josh Hayes added to Cindy's words, and stated he doesn't think it's worked out with Redford as President. He would like Redford to step down from President, or change the way he has been leading. Josh doesn't want anything to do with the HOA as long as Redford is President.

President Redford asked if introductions could resume, and all were completed.

### RECOGNITION

President Redford recognized Cindy Case for helping with HOA signs, and Chase Wichert with his wife for taking care of the pool.

### BOARD OF DIRECTORS/OFFICERS/COMMITTEES

President Redford asked Brent Watson to discuss the Board of Directors. Brent said he has been on the HOA Board for ten years, many of those with Josh and Jim. He stated things have not been done right, mostly because there have not been enough members present to form committees, etc. He reviewed past projects/improvements that was done with very few members. He added that over the last year, residents have become so agitated that it helped with rules research and attendance.

Brent mentioned current Board Members: Jim, Josh, Bobbi, Redford, and himself. He recommended opening the floor for nominations to the Board of Directors, preferably young families. There can be 3-15 members on the Board. Officers would be nominated later.

Jim asked to clarify based off Brent's words. He stated the HOA Board adhered to covenants and bylaws the best they could with only 3-4 people in attendance out of 160+ homes. Previously, there were favored results from previous presidents sending letters. Most residents complied. He discussed neighbors being willing to help other neighbors. He

stated we are all neighbors, and not corporate America. He also stated that the current covenants limit enforcements; we cannot charge fines or anything. But the Board has always done the best they could.

Brent acknowledged, and stated he did not mean anything bad by his words, and agreed with Jim's words. He also mentioned the need for Committees, such as Welcome, Enforcement, Safety, and Covenants. We don't need meetings with people getting upset. We need to break out into groups as friends and let them do the work. The best way is to start over and to elect people to the Board.

Bobbi passed out papers to allow members to nominate themselves or others to the Board of Directors.

President Redford presented a list of past committees and volunteer names.

Per request, Brent clarified that he is still currently the Treasurer, and is training someone to take over for him.

Craig Stewart asked for clarification on roles of committees relating to the Board and Officers. Brent and Josh both answered, and stated the rules are explained well in the covenants and bylaws. Josh reviewed some of that information. Craig expressed concern with only three Board members.

Bobbi clarified that the Board is between 3-15 members. Committee Chairs can present things to the Board, and the Board can vote to approve or disapprove. With 2/3 vote of all members, tho, the vote can trump the Board, but 2/3 vote is hard to get. Covenants allow for more than 15 members but requires the 2/3 vote of all members. There are 173 members in the neighborhood, so 2/3 vote is equivalent to 107 votes. (Math corrected at time of composing minutes to show 2/3 votes is equivalent to 115.33 votes). Votes can be received in person at a meeting, or by mailed ballot. Bobbi explained the covenants require a nominating & election committee to move forward with the Board of Directors and Officers. Her vote is to skip the nominating committee for now, and allow the members, or residents, to vote on the Board of Directors. Those are the nominations being accepted now. Vote on those nominations will happen at the July meeting. Then the Board of Directors will vote on the Officers. Anyone can reject a nomination for themselves. Phone nominations are allowed, but not phone voting. Mailed ballots will be sent to the PO Box, which Brent has the key for. These ballots will be opened at the time of election, at the July meeting. Secretary Bobbi will create the ballots, and it will possibly be added to the website. Residents requested address and possibly a photo being added to the ballots. Costs were considered; Brent shared the cost for mailing the last letter was \$280. Facebook can be used to market anyone that wishes to be nominated. Jim stated mailed ballots have never been done; it's always been voted on at the meeting. Bobbi and Chase explained that the covenants direct us otherwise, and we are trying to move forward accordingly.

Josh stated the bylaws currently allow that the Board can change officers at anytime. With exception of Treasurer, he feels every position is available right now. Bobbi clarified Redford's position is protected and he was elected correctly. Josh disagreed. He does not feel he was voted in correctly. Chase spoke of this, and stated he has researched it. He discussed the Board of Directors versus Officers. In order to vote in Board members a mailed ballot has to be sent. Majority For is required; 2/3 isn't required. The residents don't have a say in the Officers, just the Board. The Board can appoint Officers at will. In November 2023 the Board appointed Redford as President.

Per request, Bobbi verified there are 13 names on the list of nominations for the Board of Directors written down at the meeting. Other names were added before the meeting concluded.

Brent requested a fresh start, forgetting the past.

Redford stated meetings were set for Monday's to accommodate Vice President Dan Cary's schedule. With Dan unable to attend anyway, we could possibly move the meetings to weekends as some have requested.

Val Harrison asked to vote on Officers now. Brent recommended waiting to give residents a chance to grow the Board of Directors. Josh preferred to not wait on the process for mailed ballots and such. Chase stated it was the Secretary's job, and Bobbi said she was prepared to do so in order to abide by the covenants.

Board of Directors do not have to be residents; Officers are required to be residents. Board of Directors positions are in position for three years. The President is automatically on the Board of Directors, but is not President of the Board of Directors.

When voting, there is only one vote allowed per lot. Each member of a family is not given a vote. Just one vote per residence, and that resident must be current on HOA dues.

#### VICE PRESIDENT

President Redford requested the current board nominate and vote in a vice president at this time. He did not have someone in mind. All present Board members voted “no” in favor of waiting for a Board of Directors.

#### HOA ATTORNEY

A resident asked about an HOA attorney. Bobbi stated one has been contacted, whom has helped Cambridge Estates in the past. The attorney charges \$250 and is ready/willing to help. The Board previously stated it would be better to get past some of these discussions before paying an attorney to attend and assist. Chase stated the documents were pretty clear about the process, and suggested residents review them.

#### ROBERTS RULES OF ORDER/POSTCARDS

Julie mentioned the need to follow Roberts Rules of Order, to give everyone a chance to speak and offer opinions. She also suggested the use of postcards versus standard letter mailing to save on postage. Bobbi explained meeting notices don't have to go out by mail, only election information. Ballots cannot be sent effectively on postcards.

#### WEBSITE ACCESS

President Redford stated Dorinda Fischer maintains the website, and suggested that someone else assists. Brent stated she does a great job, but having someone else on backup would be a good idea.

#### DUMPSTER DAYS

President Redford discussed Dumpster Days, and stated limbs should not be put in the dumpster to save space. No one can watch everything that goes in the dumpsters the entire time, but hopefully neighbors will follow the posted rules. Redford suggested a burn pile near the volleyball court. Jim discussed it as well, stating a neighborhood bonfire with limbs was an idea from previous years. Brent will call to schedule the dumpsters.

#### COMMITTEE BREAKOUTS

President Redford instructed residents to breakout into committees. These committee meetings ended around 8:00pm.