

## Cambridge Estates Board of Directors Meeting

July 30, 2024

Board Members present:

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

Board Members absent:

Jim Polovich

### 1. MEETING OPENING

Meeting called to order by President Chase at 6:31pm

### 2. BRIEF INTRODUCTIONS

Board members in attendance quickly shared their name.

### 3. PAID BOARD POSITIONS

President Chase asked Treasurer Brent for a history of how the Treasury position became a paid position. Brent explained that at a certain point in time, no one would volunteer to serve as Treasurer.

Chase asked the Board about the possibility of paying other Officer Positions, based on resident questions.

Officer roles were briefly reviewed.

Chase made a motion to vote for decisions to be tabled for the future. With the new Board in place, this would be a tough thing to put into place immediately.

### 4. BETH ANN ARJAY INTRODUCTION

Beth Ann has been doing work for Brent, and has been nominated as the new Treasurer, replacing Brent. There were no responses to the FaceBook post for other residents to fill the position.

Beth Ann introduced herself. Chase stated he has dealt with her on a few things and hasn't had any issues.

The Board spoke about the number of signatures required for signing checks. Requiring more than one would be an unnecessary burden.

### 5. VOTE FOR TREASURER POSITION

President Chase asked for votes for Beth Ann as Treasurer, which showed a unanimous "yes". Brent will continue helping her as needed.

The Board discussed a threshold on single-signature check signing. It was decided that any purchase over \$1,000 would need additional approval by the Vice President.

Brent recommended posting neighborhood financials on the Cambridge Estates website. Bobbi suggested it should only be visible with resident logins, and not for general public view. Dori currently runs the website, and can likely help. Ben Stahl is also a developer, and may be willing to help.

## 6. COMPLAINT SUBMISSION FORM

President Chase stated that complaints without evidence is hard. Sometimes it's just evidence of an upset neighbor. Val Harrison wants to cut down on people complaining without responsibility, and would like to put it on them to put it into writing with ideas on how to remedy the complaint.

The complaints should go to the Board of Directors, and not to neighbors. Perhaps the Board should have a new email address for these to be sent to.

Keri Taber suggested adding the complaint form to the website.

The "Contact Us" button on the website needs to be updated, and whatever is sent should be copied to all Board officers. The Board discussed Board & Officer email addresses and who all would receive different submissions. Bobbi suggested the names and email addresses be posted on the website so anyone can contact who they specifically need.

Chase suggested paying Dori to re-do the website. This will be discussed further at another date.

## 7. RESIDENT POOL RENTAL CONCERN

Craig Stewart stated a neighbor north from Bobbi's house made a complaint regarding following covenants and the upcoming expiration of covenants.

Many aren't following the covenants to the letter, so how do we single one out? Others run different businesses from their home, like the dog cleaning business.

Jo McCord stated 5-6 residents complained to her. She said working out of a home is okay, but renting a pool isn't okay.

Chase referred to the Protective Covenants and Restrictions Item #6: "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood."

Chase stated the HOA hasn't enforced the covenants, stating that even the Pool House isn't even up to code. So many are not in compliance.

Bobbi spoke about the pool business, and explained that the things likely being an annoyance is the number of cars for her personal pool parties and not the bookings. Jo stated that the problem is that it is a business.

Keri Taber asked if it was a Board of Directors decision, and asked if the covenants stated there can't be a business. Chase answered that yes, it is the Board of Directors decision, and no, it is not in the covenants about having a business. Keri stated that there is no legal backing, then. She said if it's deemed an annoyance to a neighbor, then the Board would have to talk to an attorney, and questioned if it was worth it. No lawyer would interpret it as such.

Bobbi stated that any neighbors that were upset about the pool stuff should come talk to her directly. She's happy to discuss it with them. But no one has to come to her.

Val said when a resident approaches a Board Member with a complaint, we should first send them to speak with the neighbor. If they can't reach an agreement, then they can fill out the Complaint Form. Anonymous complaining isn't good.

## RENTERS CONCERNING RESIDENTS

There are renters at 8424 Harp Blvd that are concerning residents. The Board discussed the issues, including the possibility of sexual statements and illegal drug usage. They also aren't happy about the dumpster that is always there, among other complaints. Landlords cannot be asked to supply copies of Lease agreements. It is the Landlords responsibility to enforce the Lease Agreement, not the Board.

Keri suggested sending a certified letter to the Landlord regarding the concerns, and volunteered to research city enforcement.

## 8. QUESTIONS FOR HOA ATTORNEY

Craig created a list of questions the Board would like to ask the HOA attorney at an upcoming meeting. The Board discussed the process for updating the expiring documents, and added to the list of questions. Any additional questions can be shared via email.

The Board decided to move the email thread to a FaceBook group. Chase agreed to creating one for the Board's use.

MEETING AJOURNED at 8:03pm.