

CAMBRIDGE ESTATES HOA MEETING - minutes

September 18, 2023

Forest Ridge Baptist Church

I, Brent Watson, took the minutes because the secretary, Bobi Lee, was out of town and could not attend.

Meeting began at 6:30 and a quorum was determined to be present (board members Jim Polovich, Josh Hayes (President), Dan Cary (VP), Brent Watson (Treasurer) in attendance; Bobbi Lee absent. About 15 total participants attended.

Financial report was given – cash balance \$17,870.80 – 8 delinquent homeowners – one more than 1 year past due and making payments based on plan that they agreed to. Expect to end the year with a cash balance of about \$12,000 to \$14,000, if not large, unexpected expenditures are needed.

It was noted that dues have not been raised since 2004. A vote was taken to raise the annual dues to \$300 for 2024. 1 – Brent W; 2 – Dan Cary – carried. This is the maximum that our covenants allow.

We agreed that this should be explained in a newsletter to all residents.

We discussed pool operations and noted that the pool should have remained open for two – three more weekends. Due to stressful situations with staff and pool management, the board elected to allow for closure in mid-August this year.

Brent will contact Thomas Plumbing to have the pool house winterized.

Shane and Josh White, pool managers, will need to organize a crew to install the pool cover.

We discussed not draining the pool but keeping the water, but due to the fact that the pool was not drained this year and had so much algae and chemicals added, we decided to close the pool.

The Board agreed with a suggestion by Val Harrison and others to give a bonus to the pool managers for their hard work which was a savings over what we paid a pool management company in 2022. A motion to give \$500 was made by Jim Polovich and seconded by Josh Hayes.

The meeting was broken into committee groups – safety and covenant renewal.

The meeting was adjourned (time not known by Brent).

Sincerely

Brent Watson