

**CAMBRIDGE FARMS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MINUTES
FEBRUARY 11, 2014**

The Annual meeting of Cambridge Farms Homeowners Association was held on Tuesday February 11, 2014. Board members present were Merry Whyman, Sharon Lowery, Jim Hanson Fred Rowden, Steve Kientz, and Jane Greenburg. Scott Williams was absent. Karen Crisp represented Management & Maintenance Inc. a small number of owners were present also (see sign-in sheet.)

Call to Order: Fred called the meeting to order at 7:01pm.

Quorum: Karen established that a quorum of the membership was present.

Minutes: The February 19, 2013 minutes were reviewed. Merry moved to approve the minutes as presented, Sharon seconded, vote unanimous.

Financials: The financial statements were reviewed. Karen Crisp discussed the areas that the Association was over and under budget. Karen noted the income and expense categories explaining their purposes such as utilities. The financial statements were approved as presented.

The 2014 Budget was presented at this time. At this time no increases were given by any of Cambridge Farm contractors so no changes to the budget were necessary for the 2014 year.

General Discussion: Fred thanked the homeowners for the signage they set out.

Merry discussed establishing a food drive with both Remax and the Girl Scouts.

The Annual picnic will be held the weekend before Labor Day on August 23, 2014. The Board discussed the need to continue the Annual picnic as it is enjoyed by the community, including the children.

The garage sale is scheduled for June 20 and June 21, 2014. A neighborhood cleanup will be scheduled at the same time. Left over items from the garage sale will be given to Goodwill or Boy Scouts.

Merry recommended a winter party. Further information will be distributed in the coming months.

The Board discussed tenant leases. Karen said that when Owners rent their homes, they must provide the Association with a copy of the lease.

The Board asked Karen to send an invite for the website.

A cleanup day will be held on May 10th.

Homeowners discussed vehicles driving onto their lawn and into the common areas.

The homeowners also discuss fence replacements that may be needed in the community.

Elections: Fred called for nominations from the floor. Gary Haight volunteered to run for the Board. Gary will replace Scott Williams on the Board. Jim moved to accept Gary onto the Board of Directors by a vote of acclamation, Sharon seconded, vote unanimous.

Adjournment: There being no further business the meeting was adjourned.