

Minutes of the Cambridge Farm Homeowners Association
Board of Directors Meeting
February 10, 2015

Present: Amy Reid, Jim Hanson, Steve Kientz, Sharon Lowery, Gary Haight, Merry Whyman

Call to Order at 6 PM

Financial Review

At this time, Amy is recommending no dues increase due to the amount of present reserves. Certain line items were discussed by the Board to include office supplies, social Events and reserve accounts. It was decided that no tree replacements would be done until the widening of Wadsworth is completed. And we would review that further at our next meeting. Our current collection policy was discussed and should be as follows: when delinquent a homeowner shall have one letter each month of delinquency for two quarters (six letters). Then, with permission of the board, intent to lien or further legal action will be taken. Late fees are incurred semi-annually.

New Business

Discussion of rental properties in our subdivision ensued, cautioning Amy to please get copies of the leases into our records. Number of occupants should match the number of persons on the lease. Insurance quotes have been obtained. After discussion it was agreed to keep State Farm. Election of board members was discussed with a recommendation to reduce the number of Board members to five from the current seven. Jim would accept the position of President as Fred Rowden is stepping aside. Gary thought it would be good to get a list of all homeowner residences and phone numbers as so many people are now dropping land lines and phone numbers and emails are outdated. Would we need permission to get these and could they be published. What consent is required?

Old Business

Dates for the Garage Sale and Annual Party will be determined at the Annual Meeting. Should a release be signed by parents to allow children to use Jumpy Castle? Should we even have the Jumpy Castle – or should we hire someone to watch it? To be discussed at next meeting. Fences that need repair were discussed – we will do a walk-thru of the entire area in May and review at that time.

Homeowners Forum

None – open for discussion at Annual Meeting to be held at 7 PM.

The meeting was adjourned at 6:55 PM.

Respectfully submitted by

Merry Whyman
Cambridge Farms Homeowners Association
Vice President