

Minutes of the Cambridge Farm Board Homeowners Meeting
June 3, 2014

Present: Fred Rowden, Betty Greenberg, Gary Haight, Sharon and Casey Lowery, Jim Hanson, Merry Whyman , with Amy Reid and Judy Meske from Management & Maintenance.

Call to Order at 6:00 PM

Financial Review:

Amy explained that the company had identified fraud issues with our former manager, and that no fraud has been found in our accounts. Amy Reid will be our new manager for the community. Thorough discussion took place as to any affect this might have on our community – the investigation is ongoing, however at this time no wrongdoing has been found with our HOA. Management and Maintenance will be conducting an audit of all associations, at their expense and any legal matters that arise from this will be at their expense. Amy will be emailing the financial to the board for review. The board had the opportunity to review all checks written for the past three years for proper signature and accounting. One demand letter has been sent to a homeowner. Our HOA pays for that at this time but will be reimbursed by the property owner when paid. Discussion of collection policy ensued, inquiring if proper steps had been taken prior to our attorney expense. Amy will review and respond.

New Business:

Jim stated that a substantial landscaping expense increase has been submitted by Brickman. As an example we started in 2012 with \$2,200 in expense and in 2014 the contract is now \$3,500. (Jim did mention that we started with “The Greenplan” in 2007 at an expense of \$4,276 and he has pared that down each year). Suggestions were made to obtain more bids for the landscaping. Several names were mentioned to check out. The sprinkler has not yet been turned on – Amy to call Brickman. Discussed replacing the light bulbs at the monument - it was decided that although the bulbs have longer life, the transformers do not and they must be replaced often so may not be cost effective. Will leave as is for now. Jim has been getting a gallon of weed killer and applying to the Teller areas and Kelly Lytle has been doing to Wadsworth areas. Thank you to both! Volunteers are needed to work on shrubs – Gary and Fred agreed to help Jim. Jim and Scott Williams had repaired the split rail fence at Teller. May consider getting ACC approval for a white vinyl fence like Flatiron Estates has in the future. May obtain a bid for replacement.

Garage sale and Community Party were discussed. Recommendation to align garage sale with Westcliff next year was made. Signs will be ordered at an approx. cost of \$130 for this year’s sale and to use in the future. The cost of the garage sales signs to be in Misc. expense in the budget. Merry reported that the cost of jumpy castle and four trikes would be \$356, 91. Discussion ensued with dangers of jumpy castles – Betty stating that they

are a liability and should not be offered – a vote ensued and we will do the castle again this year but will consider again next year. Looking for low cost games to have available. Sharon may have a bean bag game, another homeowner may have a yard golf game we could borrow – any homeowners that have games we would appreciate using that evening. It was decided not to have the trikes, that more money could be spent on the food. Jim, Betty, Merry will check on other food options like a BBQ or Pig Roast, etc. Bike parade should be included this year. Snow cone machine was requested instead of the trikes. We need another food contest as that was fun. Perhaps baked beans or an appetizer like bean dip?

Homeowners Forum:

A concern that 9261 Upham Way appears to have more residents than a lease may allow – Amy to check on if the lease is on file and review.

Amy will continue to do a monthly walk through and take any actions needed to enforce our regulations.

The meeting was adjourned at 7:45 PM

Respectfully submitted by

Merry Whyman
Cambridge Farms Homeowner Association
Vice President