

Cambridge Farm HOA Meeting of June 10, 2008

Present: Karen Eckhardt, Jim Hanson, Sharon and Casey Lowery, Kraig Owens, Fred Rowden, Jamie Otterstetter, Kelly Lytle, Jane Greenburg and Merry Whyman

Following items were discussed:

- 1) Discussion of procedure handling complaints by individuals – Management & Maintenance will send notification of any complaint to the appropriate entity either the ACC committee or the Board. A complaint was reviewed and deemed invalid but will be reviewed the following year by BOD approval.
- 2) Discussion of problem associated with rental. Current rentals are 7470 W. 93rd Pl., 9261 Upham Way and 7410 W. 93rd Pl. Karen will request review of rental contracts for all these properties – will review number of persons allowable in contract. Will also encourage homeowners to contact police when noise issues continue.
- 3) Budget and financials were reviewed – currently \$2,868 under budget.
- 4) Jim Hanson reported on landscaping issues. Currently there is a rain sensor on the water controls. The brown area along the retention pond at Wadsworth will be reseeded by Jim. Jim thinks this is from winterkill.
- 5) The “No trespassing” sign has been moved from its location at the front retention pond. Karen will address this issue with the homeowner on the other side of the fence (not in our subdivision) to replace the sign to the original location.
- 6) The post is broken at the East fenced retention pond. It was recommended to leave the three boards that go under the tree off so kids can jump it (as they will jump it anyway). Karen to have the post fixed.
- 7) Slo Flow of Colorado is auditing the sprinkler system which is a free report. Green Plan removed some of the charges on its invoice for sprinkler heads that they were not supposed to repair. Thanks Jim for staying on top of this.
- 8) Discussion ensued with the best rate of return for our CD rate which is currently 2.5%. A Money market account is 2%. Perhaps someone in our subdivision is well versed in financial matters and can make any recommendation about the best rate of return to the board.
- 9) BOD approved expense of Community Garage Sale signs. Kraig Owens to insert ad into the Craigslist. No newspaper ad will be inserted as they are not very effective. Signage appears to be the best advertisement.

10) Plans for the community party were discussed. Chicken from King Soopers will be served again this year. A bouncing castle and snow cones will also be on the agenda. Date is August 23rd – food will go out later this year at 6 PM. Jim will get the permit. Tony will be asked to DJ again this year.

11) Members of the Architectural Committee are as follows: Rick Thompson, Jim Hanson, Casey Lowery, Karen Carter, Betty Augustat, Michelle Hall and Kelly Lytle. Karen Eckhardt will contact all members to see if they wish to continue to insure quick response time to architectural requests.

Meeting Adjourned.

Respectfully Submitted,

Merry Whyman