

CAMBRIDGE FARM Homeowners Association

To: Cambridge Farm Home Owners

CC: Brian Reid

From: Michelle Hall

Date: August 15, 2006

Subject: Board Meeting Minutes

Attendees: Board members: Fred Rowden, Merry Whyman Jim Hanson, Michelle Hall, Doug Fink and Brian Reid.

New Action Items:

- Increase in water bills.

The water bills for the common area were discussed. The sprinklers were set to go off too often due to higher temperatures and faulty settings by the grounds company. Fred will try to get a key for the sprinkler system so he can regulate the settings. Also, the grounds company has been notified to adjust the settings.

Old Action Items:

- Neighborhood party.

The planning of the annual party was discussed. Merry is leading the planning for the party. The menu and activity schedule was agreed on.

- Annual garage sale..

The annual garage sale was reviewed.

- Fine for vacant house.

The board approved a fine of \$100.00 for the vacant house at 7470 W 93rd Place. Letters have been sent to the owners that they would be fined if the front yard was not kept up. Some work had been done, but it still is in bad shape. Owners will be fined as they failed to appear at the meeting.

- Common area damaged by Asbury builder.

The builder of the Asbury homes has denied damaging the Cambridge fence bordering the Asbury development on Olde Wadsworth. Further action will be taken by Brian to get the fence repaired.

- Common area by Teller has large hole by electric box.

A claim was sent to Excel to repair the hole by the electrical box. Brian will pursue this matter further.

Discussion:

- Call to order at 4:05 p.m.
- The 2006 financials and the 2006 budget were reviewed. The annual grounds budget needs to be changed to reflect the new contract.
- Neighborhood watch program and signs was discussed. Annual compliance will be held at the community party.
- One private property sign was missing on Tleer. Jim will look into this matter.

Meetings are held quarterly:

- Annual meeting: 7p.m. on the 3rd Tuesday of February
- 2nd Quarter meeting: 4p.m. on the 3rd Tuesday of May
- 3rd Quarter meeting: 7p.m. on the 3rd Tuesday of August
- 4th Quarter meeting: 4p.m. on the 2nd Tuesday of November

All are welcome to attend. Brian Reid can be reached to find out the locations.