

**DRAFT  
CAMBRIDGE FARMS  
ANNUAL MEETING  
MINUTES  
FEBRUARY 19, 2013  
DRAFT**

The Annual meeting of Cambridge Farms Homeowners Association was held on February 19, 2013. Board members present were Merry Whyman, Scott Williams, Sharon Lowery, Jim Hanson and Jane Greenburg. Karen Crisp represented Management & Maintenance Inc. a small number of owners were present also (see sign-in sheet.)

Merry Whyman called the meeting to order at 7:07pm.

The 2012 Annual meeting minutes were reviewed and approved as presented.

**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 Association overall was under budget by \$1,502.51. The financial statements were approved as presented.

The 2013 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 2013 year. Merry ask if we should at this time consider adjusting the dues, Karen responded that to do so would defiantly help in continuing an increase in the reserve accounts but would not be necessary in order to maintain the operating budget. The Association did agree at this time no increase would be necessary and they would readdress this in the next annual meeting. There was a motion to accept the budget as presented by Steve Kientz. Scott Williams seconded the motion. Vote was unanimous.

### **NEW BUSINESS:**

Steve Kientz suggested the Board consider solar lights at the monument. After some discussion Jim stated he would look into this possibility. Karen informed the owners that this year her and the Board would be doing a walkthrough of the community in the spring in order to establish the need for painting and any other items that each home needs to address. Covenant violations have been minor in the year 2012 and she hopes this continues in 2013 with the assistance of all the owners. Some discussion was raised regarding the website and its content can we add new things? Steve stated that anything the Board would like on the site, all they need to do is send it to them and it would get added. Karen also stated the great service this site has given owners in need and how amazing this is for the community. She also reminded owners that they also have a facebook page and the link is on the front page of the website. Jane is concerned about the speeding in the community. Jim informed her that they had looked into speed bumps but the City of Westminster would not allow them to be done due to the damage it does to their emergency vehicles.

### **Elections:**

At this time homeowners on the floor were asked if they would like to be part of the Board. Karen informed the owners that four seats were up for election. Some discussion was raised about adjusting the terms so that it is a more even spread of officers annually. Karen asked Jane Greenburg since she was the newest member of the Board if she would be willing to adjust her term to add an additional two years that would put her seat open at the same time as Fred Rowden. She agreed and the vote was unanimous to accept this new term for Jane. That left Merry Whyman, Jim Hanson and Bret Faqua up for election. Bret was not available to see if he would be willing to stay on the Board. Steve Kientz stated that he would be willing to serve on the Board at this time. It was moved on the floor that Merry, Jim and Steve be accepted to serve on the Board by acclimation. The motion was seconded and the vote was unanimous.

There being no further business, the meeting was adjourned.