



CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting October 29, 2005 @ 9 a.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on October 29, 2005 at 9:00 AM in the community center. Directors present were: Ryan Copple; Jim Sahnger, Mary Hester and Ken Cranney. Pamela Wynne represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

The meeting was called to order at 9:05 am. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

The Board of Directors appointed two new members to the Board. The new Board members are Mary Hester and Ken Cranney. Mr. Cranney will also take over the position of Treasurer. Mary Hester has been ACC Chairperson, and will continue in that roll as well.

Secretary's Report: Minutes of the August 22 meeting were briefly reviewed. **Motion** to accept the minutes as amended, seconded and so approved. The website will be updated with copies of the August 2005 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ryan Copple gave the Treasurers Report. The July financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed and briefly discussed. It was stated that the last assessment notice was sent with the wrong return envelope. That may have held up payments made on account.

Open Forum: The floor was opened for comments and questions from the members in attendance, and included discussion of the following items:

Landscape maintenance problems –Continued concern about the landscape maintenance. The landscaper is being replaced. Other landscape concerns will be addressed on an individual basis.

Concerns were raised about using garages for lounging, dog space, etc. All garage doors are to remain closed. Letters will be sent to advise any violators of this.

Manager's Report: Correspondence and maintenance items addressed during the past month were briefly reviewed. Written reports were provided to the Directors and briefly discussed. An updated owner list was distributed to the Board. Projects in process are noted below in old business.

Committee Reports: Reports were heard from the following committees –

Architectural Review - Mary Hester was in attendance. There was one application processed by the ACC approved for plant material installation.

In response to the previous review by the ACC, the following was done:

Verify a letter was sent on the following: The street in front of 108 Newcastle is badly stained and violation notices need to be sent to the resident for clean up of this ongoing problem.

The paint warranty needs to be verified. The yellow paint color is fading on the homes in Cambridge. There was an indication from the builder that the paint product used would last longer than regular paint. Verify with Manufacturer for warranty on this concern.



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Social – The Community Party is being held October 29. There has been a great response to this. The Board is anticipating over 100 participants.

Government Liaison – Nothing to report.

Unfinished Business:

The following matters were again brought before the Board for consideration –

Landscaping service bids - The bids for landscape service were reviewed by the Board. A representative of Valley Crest Landscape, Ken Loeri, attended the meeting to answer questions and concerns from the Board and residents at the meeting. Valley Crest has noted many areas that need improvement. They are anxious to begin maintaining the property. Every month a schedule is prepared and forwarded to the Management Company to notify of the upcoming months work schedule. This can be posted so Owners will know when fertilizer or pest control is being done. Irrigation was also addressed. They are reviewing the irrigation system and will verify they are able to maintain a system of our complexity. The homeowners who pay extra for property not maintained by the Association can continue this service through Valley Crest. This will require notification to the residents of the change. The Board made a motion to accept Valley Crest for the Landscape Contract, however the details of the contract are to be reviewed and finalized. This motion was seconded and approved.

Landscaping replacement survey - The replacement of material will not be pursued until a Landscape Service Company has been secured. At that time, the replacement survey will need to be readdressed.

Playground equipment renovation - The proposed playground replacement is being drawn on a plan. The Board is anticipating this work will be completed by year end.

New Business:

Web Site – The cost to include 2002 – 2003 minutes on the Website would be approximately \$400. The Board requests to ask Bristol to have this done for \$200. flat rate. Bristol agreed to do the work for \$200. This will be done in the near future.

Clubhouse usage – The clubhouse rentals were evaluated. The people using the clubhouse to hold classes have not had to pay for this rental time in the past. This is not fair to residents who have to pay a fee to rent for personal usage. The Board voted to require all classed to pay a fee of \$50. per class. This was unanimously approved. Notification will be made to the individuals who hold the classes and the rate will be effective December 1, 2005.

NEXT MEETING: November 21, 2005 at 7:00 p.m. in the clubhouse.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Pamela Wynne, LCAM
For and on Behalf of the Board of Directors