



Abacoa

**CAMBRIDGE AT ABACOA
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

July 17, 2006 @ 7 p.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on July 17, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Ken Duke and Marilyn Kigar, Mary Hester and Jim Sahnger. Pamela Wynne represented Bristol Management Services, Inc. There were a couple of residents also in attendance.

The meeting was called to order at 7:10 p.m. by Mr. Sahnger, due to Ryan arriving late. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the June 19, 2006 meeting were briefly reviewed. **Motion** to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the June 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ken Duke gave the Treasurers Report. The June financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. Three accounts were in collection with the Attorney. One has paid in full and the others are still in process. Four additional late notices are being processed. The reserves were reviewed and Ken made suggestions on the allocation of these funds. The balance of unallocated reserves needs to be directed to specific funding for balances that do not reflect the accounts where they need to be. The reserves will be updated and costs will be evaluated for accuracy. Also, a finance committee will be formed to review these reserve issues and prepare for the upcoming budget. Ken will head this committee. A copy of the General Ledger through June 30 will be provided for use in this project.

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

Address numbers are still missing on rear garage areas. Follow up needed.

Coach lights are also not working in many homes. The light fixture has a sensor.

Residents and delivery vehicles continue to drive the wrong way down the alleyways.

Landscaping was discussed with concerns about the trimming.

The Board agreed that these issues need to be recognized by residents. Notice will be posted in the mailroom and added to the next newsletter reminding residents to drive the correct way down all alleyways and the inform Owners that if the rear coach light is out, they need to replace the bulb. The lights have sensors so functioning bulbs will provide lighting for additional safety.



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Committee Reports: Reports were heard from the following committees:

Architectural Review - Mary Hester had 3 applications that were reviewed by the ACC committee. Two reviews were completed and approved. Letters will be sent out to Owners with details. One is pending for completion of the application process. There was a question raised as to how long a project can take for completion. Mary will review the rules and if warranted a letter can be written for projects that exceed these timeframes.

Social - Jim Sahnger reported that currently there are no scheduled activities. The board agreed that the parties held for the community have been successful in the past and a party to celebrate the new playground area in the near future should be considered. Ken Duke offered that his wife, Pam, was interested in becoming involved with the social committee. Mrs. Sahnger will contact her.

Community Center Rentals - There are no clubhouse rentals scheduled at this time.

Unfinished Business:

Landscaping replacement - The new trees were staked. Request Valley Crest to give more effort in the weeding details and trimming.

Playground equipment - The playground equipment has been completed. The overall response from the community has been wonderful. Many families are now spending time enjoying these facilities. A punch list was supplied to the installer for items to be addressed. The representative has been very responsive to the needed items. A sign is needed to be posted for age limits and liability. The options are being proposed and when received will be reviewed by Ryan Cople. He will make a recommendation to the board on the correct wording. Also, a trash receptacle is needed at the playground area. Options were reviewed. Pam will complete the review and order a trash receptacle for the area. This will be serviced by the Janitorial Service.

Sidewalk & Curb Pressure Cleaning - The pressure cleaning has been completed and the areas look great.

Aerators: The aerator fountains are complete and the lighting was installed. The units are running daily with the lighting starting around dusk and set to go off later in the evening.

Mulching of community - The installation of mulch throughout the community was completed. There were no problems with this project. The truck application worked very well rather than bagged mulch.

New Business:

There was discussion about the idea of having a community wide garage sale day set up in coordination with the Goodwill Industries. The residents would be given a



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specific day for a garage sale, which would be advertised, and the Goodwill would then arrange to come through the neighborhood and pick up all articles left over. Ideas were proposed for how to set this up. The dates discussed were October and April. Ken Duke will continue to coordinate this activity.

The janitorial work services were discussed. It was noted that costs for these services are high. A review of the scope of work is to be done. Suggestions were made to eliminate the clubhouse cleaning unless a party is held. Only the pool area would require regular maintenance. Pam is to review these options and report back to the Board.

The next meeting of the Board will be August 21, 2006.

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