

Springs of Cambridge HOA Minutes  
Meeting 5/10/2021

Time called to meeting 6:10

Attendees: Dan Quigley                      Wade Etheredge  
Christy Rhoades                              Jonathan Lane  
Keith Matthews                                Kathryn Montgomery  
Nick Weybright                                Katie Schulz

- Introduction of Jonathan Lane, new board member.
- Introduction of Katie Schulz, new Kirkpatrick Community Association Manager. Dan will continue to assist thru Spring and will turnover 100% to Katie in the Fall.
- Financials
  - Previous financials were reviewed and approved by Wade.
  - Current HOA fee amount was discussed. Dues were lowered in 2017 and have not been reviewed or adjusted to meet any expense increases. To be reviewed at future date.
  - HOA delinquency violations are in decent shape. Dan will address any that are greatly overdue.
- Security Camera System (Flock Safety)
  - Town Hall Meeting scheduled for 6/8/21 at the park. Notices will be provided to homeowners on 5/18/21 and again 6/1/21. Notice will include direct link to Flock site for additional details as well as who will be in attendance representing the system and law enforcement.
- Section 12
  - Dan met with Rob Bussell and Rosenberg. They have concerns regarding special assessment for private roads in new section. They requested an amount be provided so it can be referenced in the property contracts. unanimously to table topic for future. Cory to provide suggestion for amount if assessment.
  - Approximately 20 lots will not have access to water. Proposal of providing docks on main body of Geist.
- Social Committee items:
  - Neighborhood garage sale: 5/15/21. Signs to be up 5/9. 8:00-1:00. Board and Social Committee to post on Facebook. There was concern city would remove signs if placed on city property.
  - Concerts in Park:  
Sarah and Kristen will lead communication and schedules.  
Murray's Food truck; \$600/min with HOA to cover difference if needed.  
Dan to look for yard signs for concerts.  
Katie has ordered Port-O-Pots.  
Suggested to have face painting artist, Infused Vodka Ice Cream and Crave ice cream onsite.  
Keith to alert Geist patrol.  
Concert dates:
    1. 6/19: That's What She Said
    2. 8/14: Project 19
  - Christy reviewed with Sarah ideas of Food Truck Friday's, Bagels Saturday; committee to provide details and dates and type of communication to homeowners.
  - Christy reviewed with the committee creating a Welcome Packet for new homeowners. They declined taking on the project. Christy and Kathryn will work to create the packet and process for implementation.
- Architectural:
  - Guidelines need to be updated to include clarity regarding fences, mailboxes (whose responsibility), conformity of address labeling. Dan to provide verbiage for board to approve for distribution.

- Next meeting scheduled 6/09/2021 at Wade Etheredge's home; 13484 Lake Ridge Lane