

2022 Cambridge Farms HOA Meeting Minutes

Date: May 15, 2022

HOA President: Chris Higingbotham

HOA Secretary: Sarah Douglas

HOA Treasurer: Barry McManaman

Attendees: 30 total homeowners; 19 in person and 11 via Zoom

Public Forum:

- The ponds: Do not and have never belonged to the HOA. A home owner within the neighborhood has purchased the property.
 - o Certain homeowners feel misled as realtors told them when they moved that the pond was a neighborhood amenity.
 - o The pond is being maintained for algae and being stocked with brim.
 - o The HOA will be purchasing and installing a fountain for the pond.
 - o The HOA will price out playground equipment for the pond land area.
- Chickens – a homeowner requested a vote for having chickens (no roosters).
 - o An online vote will be set up following voting guidelines in the bylaws.
 - The vote will require: Name(s), Address, Yes/No answers.
 - If the vote passes, next steps would be to revise the covenants and submit to the county.
- Road Maintenance – Don Graden has negotiated with the DOT in an attempt to get the county and/or city to come and assess. It is a slow process, and we are not at the top of the list.
- Speeding issues within the neighborhood: Look to get the county police/sheriff assistance toward the entrance into the neighborhood.
- Ordinance concerns:
 - o Parking in the street
 - o Loose dogs – several dogs have been identified in the neighborhood as repeat offenders
- Rental Properties: There is nothing currently in the covenants
 - o Proposed change to bylaws limiting to one (1) property per person/entity.
 - o Buyer must use a reputable management company
 - o An online vote will be set up following voting guidelines in the bylaws.
 - The vote will require: Name(s), Address, Yes/No answers.
 - If the vote passes, next steps would be to revise the covenants and submit to the county.
- HOA Dues/Fees
 - o Current policy is no attorney involvement in collecting HOA dues.

- When a home is being bought/sold, the seller's real estate agent reaches out to the HOA regarding outstanding fees, and the proceeds come out of the sale.
 - Proposal from a homeowner for HOA to file a lien on homes for continued violations of nonpayment.
- A homeowner brought up the state of the trees and shrubs in the entrance to CF. Which trees can and should be cut and which are homeowner trees.
- Fence types:
 - Proposed change to bylaws allowing country style wood/vinyl fences as an option for homeowners.
 - An online vote will be set up following voting guidelines in the bylaws.
 - The vote will require: Name(s), Address, Yes/No answers.
 - If the vote passes, next steps would be to revise the covenants and submit to the county.
- Events:
 - There will be a summer party that the Events Coordinator, Brittany Dozier, will be putting together in the coming months.
- Security cameras – a homeowner asked about security cameras. The HOA has been researching and will continue to price out