

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
January 11, 2011

There being a quorum, the Board of Managers' Meeting of the *Camelback Village Condominium Association* was called to order at 6:00 p.m. Present were as follows:

Velma Kreiger	President
Al Paton	Vice President
Bob Wendt	Secretary
Richard Hoge	Treasurer
Peggy Fleming	Director at Large
Derek Patterson	Property Manager

Owner's Forum:

Comments were taken from the membership present.

Hearings:

None.

Secretary's Report:

The September, October and December Board meeting minutes were approved as written. The December Annual meeting minutes were reviewed with no changes being noted.

Mr. Patterson presented the **Finance and Manager's Reports**.

The current assets as of December are \$71,621.62 with \$58,779.95 in Reserves. The Association ended the month \$13,366.00 over budget with Reserves being funded. The line items which were over budget were reviewed. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed. Aged Receivables were reviewed.

Two (2) estimates were received for replacing 29 upper balcony wooden top caps with a synthetic material. The painting price was \$1,040.00 without prior cap replacements. There was discussion on the timeline for matching or exceeding the replacement cost with painting/repairs. Some of the members present stated their top caps were rotting. Mr. Patterson will inquire if a better price can be obtained for replacement with synthetic if the work is done in the winter.

Mr. Patterson had the sewer lines inspected and cleaned throughout the entire community in September; a 3-page report of the findings was reviewed. It was known that many homes and/or Buildings do not have an exterior cleanout access. Discussion followed. It was agreed to continue organizing and pursuing this project and to develop a plan for installing new cleanouts.

Old / New Business:

There was discussion on pros and cons of the private maintenance position in relation to the services provided; the quality of work, the overall cost and possible cost savings if the position was removed and replaced with a commercial contractor.

Services such as lawn care, chemical and aeration treatments, trash pick-up, flowerbed maintenance, pruning, edging, policing of the lawn areas, janitorial services, light maintenance, snow removal and tree pruning were discussed. A spread sheet showing the current costs for these services in relation to pricing from commercial contractors was reviewed. The estimated cost savings ranged from \$13,019.56 to \$20,044.56 a year. There were some unknown factors and some services would be billed on a time and material basis. The question was asked if the Association could afford to continue with the private maintenance position. Discussion followed with comments praising the maintenance services and with comments criticizing services. A motion was made to remove the private maintenance position and replace it with commercial contractors. There was no second so the motion was lost.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 7:47 p.m.


Derek Patterson
Property Manager