

*Camelback Village Condominium Association*  
**Board of Managers' Meeting Minutes**  
**November 11, 2009**

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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:

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

**Owner's Forum:**

Comments were taken from the membership present.

**Secretary's Report:**

The August meeting minutes were approved as written.

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

The current assets as of August are \$83,115.10 with \$75,916.29 in Reserves. The Association ended the month .9% under budget. The Expense Register and Budget Comparison were reviewed.

The current assets as of September are \$85,359.78 with \$78,021.29 in Reserves. The Association ended the month .4% under budget. The Expense Register and Budget Comparison were reviewed.

The current assets as of October are \$84,228.81 with \$78,028.39 in Reserves. The Association ended the month 2.9% over budget with Reserves short funding by one month. The Expense Register, Budget Comparison and Aged Receivable / Collection actions were reviewed.

The draft 2010 budget was reviewed which provided for no dues increase and was balanced. Mr. Patterson reviewed the line items with changes and those that were new. Estimates for trash removal service were reviewed, it was agreed to renew with Bestway Disposal at \$130.00 per month for next year. It was agreed to give Mr. Ramos a \$2.00 per hour raise and his bonus will be a gross amount versus a net figure. The dues will be \$214.00 and the utility fee \$71.00/month. A motion was made to approve the budget as submitted. The motion carried 5-0.

**Old / New Business:**

There was discussion on the upcoming annual meeting. Mr. Ringwald stated he would not be running for re-election; Mr. Paton volunteered to serve another term.

The draft Updated Rules and Regulations were discussed. Addition review is being conducted.

The engineering work performed at Unit 2945 A was conducted and repairs were completed. Investigation revealed there was an old roofing drain leak which caused damage resulting in the weakening of the wall.

The initial engineering work at Building 2963 D has been finalized with soil testing just being completed. The contractor "scope of work" estimate is being determined at this time.

**Homeowner correspondence** and violation letters were reviewed.

There being no further business, the meeting was adjourned at 6:31 p.m. The next meeting will be held December 12, 2009 at 11:00 a.m.



Derek Patterson  
Property Manager