

Camelback Village Condominium Association

General Membership Meeting Minutes

December 12, 2009

The General Membership Meeting of the Camelback Village Condominium Association was called to order at 11:00 a.m. by Derek Patterson. Present were as follows:

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

Homeowners present: A total of twenty-three (23) homes were represented with eleven (11) proxies and eleven (11) owners. A quorum was present.

Mr. Patterson conducted roll call and certification of proxies at the door. A motion was made to waive the reading and approve last year's meeting minutes. The motion carried unanimously. Copies were available for the members to review.

The financial report was presented. Mr. Patterson reviewed the finances and the 2010 Budget in a handout to include the information below:

The Association ended the year 2008 being 5.96% over budget on Operating Expenses, roughly \$8,700.76;

The Reserve Balance was funded a total of \$55,913.00;

The Total Assets balance in December was \$98,605.94 with a Reserve balance of \$90,881.26.

Through November 2009: the Association is 5% over budget on Operating Expenses, \$7,555.11;

The Reserve Balance has been funded a total of \$45,747.00;

The Total Assets balance is \$84,516.73 with a Reserve balance of \$76,832.07;

Other income sources: (Operating interest, late fees, NSF charges, fines) \$805.85;

Interest earned on Reserve Accounts for 2009: \$309.14.

The following are some of the more common Operational Line items from the 2009 budget (funds spent from Jan. through Nov. '09).

Here is what we spent vs. 2009 Budget Amount

Administration Fees: \$3,643.60 / \$3,100

-- All printing, postage, faxes, envelopes, emails, any paperwork, handouts, newsletters, Board packets, corporate report, deposit slips, copies of CC&R's. The website was \$605.00 which was not in the budget.

Electric: \$4,150.81 / \$6,800

-- Pays for all common area lights, garages, the entryways, sprinkler system, etc.

Furnace / A/C Repairs: \$5,817.14	/	\$5,658
-- Pays for minor repairs and servicing/cleaning.		
-- Any work orders for no heat, pilots out, etc.		
Gas: \$27,385.93	/	\$36,900
-- Pays for all individual use and the maintenance building.		
General Maintenance and Repair: \$14,524.42	/	\$7,000
-- Yearly flow testing of the fire hydrants, color-coding		
-- Minor repairs to the buildings, front entry doors and balconies		
-- Fees for sewer line cleanings, back-up cleaning		
-- Fire extinguisher servicing "yearly"		
-- New equipment and repairs to existing equipment for Nestor/ supplies (office, maintenance, tools, etc.)		
-- Carpet cleaning & new green carpet at front stoops		
-- Purchase wood for repairs to rear patio fences		
Light Maintenance: \$2,414.14	/	\$500
-- Repairs to the common lights, garages, pole lights, front/rear fixtures		
Roof Repair: \$4,525.78	/	\$3,500
-- Mostly leaks repaired at garages.		
Trash: \$1,717.00	/	\$1,500
-- Extra fees for 2959 patio area & unauthorized materials		
Water: \$15,927.00	/	\$21,700
-- Pays for all common area sprinkler use, maintenance room and individual home use.		

Funds spent from RESERVES in 2009:

Replace 2 lights posts and fixtures	\$960.39
Bldg. 2939 water remediation	\$2,013.42
Community wide shake shingle roof repairs	\$3,876.00
Under ground electrical repairs for common area	\$1,549.64
Electrical repairs at crawl space foundation	\$1,531.79
Repairs prior to painting	\$8,545.00
Painting Cycle	\$20,385.00
Bldg. 2921 water remediation	\$2,087.88
New flat roof at Garage B & sidewalk section	\$12,850.00
Cleaning of sewer lines	\$2,117.32
Bldg. 2917 water remediation	\$1,381.79
Garage C both sections, sealing at stairs/other areas	\$1,602.00
Roofing repair at Unit 2969A	\$1,205.10
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	\$60,105.33

The next order of business was the election of two (2) Board members. Mr. Paton's and Mr. Ringwald's terms have expired and Mr. Paton stated he would serve another term. Mr. Robert Wendt volunteered to serve prior to the meeting. The floor was opened for nominations with Ms. Nelson volunteering. All three (3) candidates' names were placed on the ballot and introductions were made. Mr. Patterson and Mr. Hoge collected, counted and certified the election. Mr. Paton and Mr. Wendt were elected to the Board. Both members will serve three-year terms.

Mr. Patterson opened the floor for general discussion.

There being no further business, the meeting was adjourned at 11:46 a.m.


Derek Patterson
Property Manager