

Camelback Village Condominium Association

General Membership Meeting Minutes

December 4, 2010

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

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

Homeowners present:

A total of nineteen (19) homes were represented with four (4) proxies and fifteen (15) 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 2011 Budget in a handout to include the information below:

- The Association ended the year 2009 being 6.3% over budget on Operating Expenses, roughly \$9,742.47;
 - The Reserve Balance was funded a total of \$45,747.00;
 - The Total Assets balance in December was \$86,519.04 with a Reserve balance of \$74,148.30.
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- **Through November 2010:** the Association is 10% over budget on Operating Expenses, \$14,368.00;
 - there are a few line item expenses that make up the overage:
 - Bad Debt of \$2,906.00 (collection issue / write off)
 - Legal \$2,002.00;
 - Water \$3,794.00;
 - Furnace and A/C repairs \$1,209.00;
 - General Maintenance \$3,264.00;
 - The Reserve Balance has been funded a total of \$40,664.00;
 - The Total Assets balance is \$66,660.72 with a Reserve balance of \$54,620.29;
 - Other income sources: (Operating interest, late fees, NSF charges, fines) \$232.00;
 - Interest earned on Reserve Accounts for 2010: \$97.02.

The following are some of the more common Operational Line items from the 2010 budget (funds spent from Jan. through November).

Here is what we spent	vs.	2010 Budget Amount
- Administration Fees: \$3,251	/	\$3,800
-- All printing, postage, faxes, envelopes, emails, any paperwork, handouts, newsletters, Board packets, corporate report, deposit slips, copies of CC&R's.		
- Electric: \$4,413	/	\$4,500
-- Pays for all common area lights, garages, the entryways, sprinkler system, etc.		
- Furnace / A/C Repairs: \$6,709	/	\$6,000
-- Pays for minor repairs and servicing/cleaning.		
-- Any work orders for no heat, pilots out, etc.		
- Gas: \$26,588	/	\$25,974
-- Pays for all individual use and the maintenance building.		
- General Maintenance and Repair: \$9,676	/	\$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 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: \$1,517	/	\$750
-- Repairs to the common lights, garages, pole lights, front/rear fixtures		
- Roof Repair: \$4,675	/	\$4,300
-- Mostly leaks repaired at garages.		
- Trash: \$2,136	/	\$1,740
-- Extra fees for 2959 patio area & unauthorized materials		
- Water: \$23,682	/	\$21,700
-- Pays for all common area sprinkler use, maintenance room and individual home use.		

Funds spent from RESERVES in 2010:

• Engineered plans for piers at 2963	\$2,600.00
• Engineering work at 2963 – pier installations	\$26,740.20
• New balcony roof system 2973A	\$3,840.00
• New balcony - structural at 2979C	\$2,095.00
- new roof system	\$3,840.00
• Structural repairs to balcony 2973C	\$675.00
• Sprinkler backflow replacement	\$468.00
• Replace older outdoor green carpeting at entries	\$665.00
• Interior repairs from a roof leak	\$854.00
• New hot water heater 2959	\$1,260.00
• New patio fence repairs at several locations	\$3,239.10
- welding repairs to handrail	\$250.00

• Complex wide sewer line auger/cleaning	\$615.44
• Replace garage door at Garage F	\$269.21
• Numerous asphalt patches, remove and replace	\$1,595.00
• Broken underground sewer line 2959 – 2953	\$2,020.00
• Sealing garage leak, new flashing & rock	\$3,677.00
- sealing portion of exterior garage wall	\$755.00
• Sewer line back-up damage/remediation	\$2,811.13
• Replacement of pressure valve/regulator	\$1,419.76
• Pest control & sealing of the foundations at crawlspaces	\$592.79
	\$60,281.63

There was discussion on the need for owners to try and conserve water and be aware of their individual gas use.

Ms. Kreiger presented the **President's Report**. In June, the Rules were updated; the Association's website has been a great tool; it's had 4116 hits and it had 3005 visits this time last year. It was noted the entry areas need to be updated as they are the first areas people see and are important to be maintained. Ms. Kreiger presented information on recent home sales in the community and provided information on the development across the street. Members were asked to thank Mr. Ramos for his work in the community.

The next order of business was the election of one (1) Board member. Mr. Hoge's term has expired and he stated he would serve again. The floor was opened for nominations. There being none, the floor was closed. A motion was made to elect Mr. Hoge by white ballot. The motion carried unanimously.

The floor was opened for general discussion.

There being no further business, the meeting was adjourned at 12:09 p.m.


Derek Patterson
Property Manager