

# *Camelback Village Condominium Association*

## **Board of Managers' Meeting Minutes**

**February 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:

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

**Owner's Forum:** The owners present discussed recent information regarding the Cathedral Ridge development and it was agreed to have the Association join the group Council of Neighbors and Organizations, CONO.

**Secretary's Report.** The November Board meeting minutes were approved as written and the December Annual meeting minutes were reviewed with no changes.


Mr. Patterson presented the **Finance and Manager's Reports**. The current assets as of November are \$89,749.65 with \$85,701.36 in Reserves. The Association ended the month 6% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of December are \$98,605.94 with \$90,881.26 in Reserves. The Association ended the year 5.9% over budget with Reserves being funded at \$55,913.00. The Expense Register, Budget Comparison and Aged Receivables report were reviewed. General Ledgers were reviewed for the three (3) main operating accounts that made up the overages in the budget.

The current assets as of January are \$99,872.28 with \$102,105.48 in Reserves. The Association ended the month 1.5% under budget with Reserves being funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

**Unfinished / New Business:** Roofing repairs are on going from the continued wind storm damages; this is affecting the wooden shake shingles on the mansard portions of the roof. It was noted the top portions of the roofs have missing and exposed areas, an estimate is being sought to replace these top caps with asphalt shingles. Mr. Paton and Mr. Patterson briefed the Board on the repair efforts for the Common Area lighting and the most recent project costing \$1,550.00 to run new wires under the foundation. It was noted the main entry single pane glass panels leak air, make the entries cold and allow lots of noise. Mr. Patterson will obtain pricing to replace those windows with energy efficient, low E replacements.

**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 May 14<sup>th</sup>, 2009 at 6:00 p.m.

  
Derek Patterson  
Property Manager