

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
March 11, 2010

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. Mr. Paton briefed the Board on problems with residents not using the recycling totes correctly and placing non-recycling items in them. There was lengthy discussion on the recycling efforts, educating the residents, problems reported from the carrier, etc. A motion was made to remove the four (4) recycling totes which carried 4-1.

Secretary's Report:

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

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

Mr. Patterson reviewed the new financial software. The current assets as of January are \$85,678.33 with \$74,140.90 in Reserves. The Association ended the month \$939.99 under budget with Reserves not being funded. The Income and Expense Comparative Statement and the Expense Distribution reports were reviewed.

The current assets as of February are \$89,936.14 with \$74,140.90 in Reserves. The Association ended the month \$5,115.00 under budget with Reserves not being funded. Mr. Patterson noted the reason for not funding Reserves for two (2) months was due to the higher gas bills and the need to keep additional cash in the operating account. When the weather improves the cash balance will be reviewed and the 2 transfers will be made to catch up on Reserve funding. The Income and Expense Comparative Statement and the Expense Distribution reports were reviewed. Mr. Patterson reviewed the Aged Receivables report.

The 2009 Federal and State tax returns were reviewed.

The second draft of the Rules was reviewed. Changes will be made.

Old / New Business:

A second complaint was made regarding the dogs running loose at Unit 2949A. It was agreed to issue a second violation letter indicating any future violations involving either pet will result in the pet permit being revoked and both pets will be removed from the community.

There was general discussion on problems with dog owners not picking up after their pets. The possibility of a pet permit fee was discussed to cover the clean-up costs. Mr. Patterson will create a list of what homes have pet permits approved by the Association.

It was noted the Association will attempt to find out what homes have wood burning or gas burning fireplaces and remind owners the Association's insurance carrier requires the wood burning fireplaces be serviced/cleaned once a year. It was noted to include dryer vent inspections and cleaning in the notice.

Mr. Hoge reported the exterior wall to his home was still experiencing some movement during high winds. RMG Engineering inspected the home a second time after the initial repairs and noted the repairs to the North wall appear to have adequately stiffened the wall. No further action will be taken at this time.

The "scope of work" repair plans have been completed for the engineering work needed at Building 2963 D. Estimates for repairs are being sought.

Homeowner correspondence and violation letters were reviewed.

The year's Board meeting schedule will be June 10, 2010, September 9, 2010, October 14, 2010 – budget meeting only and the Annual in December.

There being no further business, the meeting was adjourned at 6:55 p.m.


Derek Patterson
Property Manager