

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
May 14, 2009

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:

Mr. Chapman commented on the public notice for the Cathedral Ridge development. Mr. Paton briefed the Board on recent activities and actions taking place in the community to include projects with Mr. Ramos.

Secretary's Report. The February meeting minutes were approved as written.

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

The current assets as of February are \$97,976.66 with \$92,806.09 in Reserves. The Association ended the month 2% under budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of March are \$104,913.50 with \$97,929.97 in Reserves. The Association ended the month 1% under budget with Reserves fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of April are \$108,392.62 with \$103,041.49 in Reserves. The Association ended the month .4% under budget with Reserves being funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed. Current collections activities were reviewed.

The estimate to repair the buildings and garages prior to painting was reviewed, total cost \$6,975.00; which did include rear patio fencing and gates. The bid was approved as submitted.

The estimate to paint Phase II of the community was reviewed, total cost \$20,385.00; which did include all stucco surfaces. The bid was approved as submitted.

The draft spring newsletter was reviewed, changes were noted.

An estimate was reviewed to relocate the light poles at the three (3) mailbox units, to provide for better lighting at night; total cost \$1,840.61. It was agreed to put a hold on this project.

Action Taken Without A Meeting:

An email vote was taken to approve an estimate from Holladay Grace Roofing, Inc., to replace missing/damaged shake shingles on all buildings, which includes staining the shingles to match the existing; total cost \$3,876.00. The bid was approved 5-0.

Old / New Business:

There was discussion on parking problems in the community, to include concerns with loading/unloading, no dedicated guest parking spaces and owners are not utilizing their garages as a primary parking space per the Rules. There was discussion on imposing a rule of only two (2) vehicles per household. It was agreed to have two (2) parking spaces dedicated for guest/loading and unloading only which owners may not use for normal parking.

Mr. Patterson reviewed estimates for all new front entry windows for each building which due to the cost, will not be considered. It was noted the front doors allow more air entry/loss and need to be adjusted.

There was discussion on replacing the top mansard portion of the roofs with an asphalt shingle versus wood shake shingles. The current shake shingles are deteriorated to include the under layment materials. It was noted if the roofing portion of the mansard was replaced, the vertical portions could be replaced in the future with a number of options which would not interfere with the roofing area. Total cost for five (5) Buildings \$16,650.00. This item was placed on hold for consideration in 2010.

It was noted the owner of 2927 installed a garden area outside the rear patio fence. The Board agreed to allow this garden/flower area but it must be restored when the owner leaves the unit.

Homeowner correspondence and violation letters were reviewed. There being no further business, the meeting was adjourned at 7:16 p.m. The next meeting will be held August 13, 2009 at 6:00 p.m.


Derek Patterson
Property Manager