

***Camelback Village Condominium Association***  
**Board of Managers' Meeting Minutes**  
**August 13, 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 6:02 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:**

Comments were taken from the membership present.

**Secretary's Report.**

The May meeting minutes were approved as written.

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

The current assets as of May are \$114,124.09 with \$106,618.23 in Reserves. The Association ended the month 2% over budget. The Expense Register and Budget Comparison were reviewed.

The current assets as of June are \$85,425.62 with \$80,703.94 in Reserves. The Association ended the month 2% over budget. The Expense Register and Budget Comparison were reviewed.

The current assets as of July are \$79,166.60 with \$72,946.72 in Reserves. The Association ended the month .3% over budget with Reserves fully funded. The Expense Register, Budget Comparison and Aged Receivable / Collection actions were reviewed. Mr. Patterson reviewed the Reserve expenses for the year.

There was discussion on updating the Rules and questions regarding maintenance of the garage doors and related components. Problems have been reported for pets, parking and garage storage. It was noted the garage doors are the responsibility of the Association to maintain to include the door tracts with the garage door opener and any door hardware or locks being the owner's responsibility. Changes were noted for parking, garage use, pets and maintenance. Mr. Patterson will draft the new updates and conduct an update in general for the remaining rules.

There was discussion on updating the Enforcement and Collections policy reducing the time frame to begin legal proceedings from 90 days to 60 days. A motion was made to approve this update, which carried 5-0.

The Colorado Department of Labor and Employment conducted an Audit of the Association's unemployment tax records. The results were in favor of the Association with the State owing the HOA \$99.32. The Board thanked Z & R's bookkeeping staff for their good work.

**Old / New Business:**

Mr. Patterson is working to find a new replacement insulated fiberglass entry door.

**Homeowner correspondence** and violation letters were reviewed.

There being no further business, the meeting was adjourned at 6:46 p.m. The next meeting will be held November 12, 2009 at 6:00 p.m.

  
Derek Patterson  
Property Manager