

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
September 9, 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.

Hearings:

A hearing was held for Unit 2917 B and the consideration of a \$50.00 assessment fine for continued loud noise violations. The owner was not present but did submit an email response. Correspondence was reviewed. After discussion, a motion was made to impose an initial \$50.00 fine and any future violations would result in increasing amounts per violation of \$75 then \$100. The motion carried 4-0 with one abstention.

Secretary's Report:

The June meeting minutes were approved as written.

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

The current assets as of June are \$97,668.43 with \$87,095.24 in Reserves. The Association ended the month \$8,734.00 over budget with Reserves being funded. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The current assets as of July are \$97,295.17 with \$91,411.99 in Reserves. The Association ended the month \$12,371.00 over budget with Reserves being funded. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The current assets as of August are \$88,333.78 with \$80,949.66 in Reserves. The Association ended the month \$11,190.00 over budget with Reserves being funded. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed. Mr. Patterson reviewed the current AGED status with legal updates being provided in a written report.

Mr. Patterson reviewed numerous documents which finalize the Helical Pier installations at Building 2963. Note: Permit number H36287 with the final inspection being passed on 9-1-10. There are minor interior repairs to two (2) of the four units which will be handled with each owner.

There was discussion on the condition of the upper balcony railings which received hail damage and need to be repainted. An estimate was reviewed. It was agreed to obtain estimates to replace the wood rails with a synthetic material and compare the prices.

Mr. Patterson noted the balcony replacement at 2979 C is close to being finished.

Old / New Business:

The owner of 2979 D submitted a request to be reimbursed \$132.22 for carpet repairs to the common stairwell. There was an Association work order already in progress but the owner was not happy with the timeline for final repairs due to guests visiting, thus the owner paid for the carpet to be installed. Discussion followed. The Association work order was revised with no additional fees. It was noted the owner may have believed he had permission to intervene in the work order after discussion with a Board member. It was stated owners are not allowed to interrupt work orders and must allow the contractor reasonable time to complete the work. A motion was made to reimburse the owner which carried 5-0.

It was noted a garage partition wall was installed and the front door was painted black at Unit 2917A. Mr. Patterson will check to see if an ACC request was submitted for each item.

Mr. Paton reported on updates and projects with Mr. Ramos and noted the mice abatement program in the crawl spaces was successful. The Flagstone wall in front of Building 2927 was repaired due to damage by a vehicle.

It was reported the residents at 2949 A are leaving 6-8 bags of trash outside the rear patio area and not in the in-ground trash container. A violation letter will be issued.

Homeowner correspondence and violation letters were reviewed.

The 2011 Budget meeting will be October 14, 2010. The Board was thanked for their work on the Helical Pier project at Building 2963.

There being no further business, the meeting was adjourned at 7:09 p.m.


Derek Patterson
Property Manager