

Camelback Village Condominium Association

General Membership Meeting Minutes

December 1, 2007

The General Membership Meeting of the Camelback Village Condominium Association was called to order at 11:00 a.m. by Fred Ringwald. Present were as follows:

Fred Ringwald	President
Rich Hoge	Treasurer
Al Paton	Secretary
Derek Patterson	Property Manager

Homeowners present: A total of twenty-five (25) homes were represented in person or by proxy. A quorum [19] was present. The Board of Managers and Z & R introduced themselves.

Mr. Patterson conducted roll call and certification of proxies at the door. A motion was made to waive the reading and approve last year's meeting minutes. The motion carried unanimously. Copies were available for the members to review.

Mr. Ringwald presented the **President's Report**. The following information is for this year:

- Buildings 2979 & 2983 have had historical issues with damp crawlspaces. The Association re-graded the landscaping, repaired holes in the foundation, adjusted downspouts and installed new vapor barriers;
- There were problems with the electronic gate this past year with numerous items being repaired or replaced;
- The Association website has been a great tool having almost 800 visits;
- The Board will be working on a new set of Rules in 2008;
- Phase II of the landscaping project was completed except the area above Garage C, which could not be installed due to the drainage repairs made in October. That area will be planted in the spring. The Board will also look at refreshing more rock areas on the sides and backs of the Buildings next year;
- Buildings 1, 2, 3, 7, 8, the Guard Shack and Garages A, B and F will be inspected with painting touch up being done in the spring. The full repair and repaint will be done in 2009.

Mr. Patterson presented the **Financial Report** for 2007:

Here is what we spent vs. 2007 Budget Amount

Administration Fees: \$2,353.09 / \$2,000

-- All printing, postage, faxes, envelopes, emails, any paperwork, handouts, newsletters, Board packets, corporate report, deposit slips, copies of CC&R's. The website was \$605.00 which was not in the budget.

Electric: \$4,339.29	/	\$6,300
-- Pays for all common area lights, garages, the entryways, sprinkler system, etc.		
Furnace/A/C Repairs: \$4,844.31	/	\$4,300
-- Pays for minor repairs and servicing/cleaning.		
Gas: \$22,465.26	/	\$39,630
-- Pays for all individual use and the maintenance building.		
General Maintenance and Repair: \$9,724.26	/	\$5,000
-- Yearly flow testing of the fire hydrants, color-coding		
-- Minor repairs to the buildings and balconies		
-- Fees for sewer backups and clean up		
-- Fire extinguisher servicing "yearly"		
-- New equipment for Nestor/ Supplies for Nestor (office, maintenance, tools, etc.)		
-- Carpet cleaning		
Light Maintenance: \$1,379.15	/	\$1,450
-- Repairs to the common lights, garages, pole lights, front/rear fixtures		
Roof Repair: \$4,323.25	/	\$5,500
-- Mostly leaks repaired at garages.		
Trash: \$1,356	/	\$996.00
-- Extra fees for 2959 patio area – unauthorized material		
Water: \$12,049.52	/	\$14,800.00
-- Pays for all common area sprinkler use, maintenance room and individual home use.		
Interest earned on Operating & Reserve for 2007:		\$3,258.48
Other income sources (late fees, NSF charges):		\$341.76

Funds spent from **RESERVES** in 2007:

Repairs to air conditioner pads	\$3,600.00
Improvements to crawlspaces	\$8,791.00
Upper balcony repairs	\$11,531.00
Drainage repairs at Garage C	\$14,205.00
New light fixtures "ground / pole"	\$7,150.00
Landscaping Phase I	\$10,300.00
Equipment for Nestor	\$645.00
Painting of handrails / balcony top caps	\$5,950.00
Roofing upgrades "flat roof & foam" all Bldg's	\$21,209.00
New hot water heater	<u>\$4,100.00</u>
	\$87,482.00

The 2008 Budget was discussed. The dues for 2008 will be \$200.00 and the Utility Fee will be \$75.00. A spreadsheet showing the years Reserve Expenses was reviewed.

The next order of business was the election of one (1) Board member. Mr. Hoge's term expired and he stated he would serve another term. The floor was opened for nominations, there being none the floor was closed. A motion was made to elect Mr. Hoge by white ballot. The motion carried unanimously. Mr. Hoge will serve a three-year term.

Mr. Ringwald opened the floor for general discussion. Items discussed were (snow removal procedures, recycling and trash collection, information regarding the Cathedral Ridge property and speeding in the community.)

There being no further business, the meeting was adjourned at 12:20 p.m.


Derek Patterson
Property Manager