

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

February 9, 2006

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	Vice President
Richard Hoge	Treasurer
John Morse	Director at Large
Derek Patterson	Property Manager
Absent: D.J. Ross	Secretary
Velma Kreiger	President

The October 2005 meeting minutes were approved as written and the December 2005 Annual meeting minutes were reviewed with no changes.

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

The current assets as of December 2005 are \$96,920.58 with \$95,619.26 in Reserves. The Association ended the month 15% over budget (\$20,521.92). The operating line items that caused the overage were discussed. All bank reconciliations, the Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of January are \$100,936.68 with \$95,719.18 in Reserves. For the Budget Comparison, the month ended at 22% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Mr. Patterson presented a spreadsheet showing the monthly "average" gas use for each Building, per the meter locations. No action taken.

Mr. Patterson presented a contract renewal for Z & R Property Management. There was no price increase just content "wording" updating of the 1998 contract. The contract was approved and signed as submitted.

Mr. Patterson presented a package of seven (7) governance policies, drafted by the Association's legal firm, which will bring the Association into compliance with the newly passed Senate Bill 05-100. Mr. Patterson discussed the resolutions, which were all approved and signed.

There was further discussion on creating a website for the community, which would be a useful tool for the Association, Board members, owners, Real Estate agents, Title Companies, new home buyers, and it could save money for owners who wished to get notices via email. There would also be a specific tab for SB-100 information.

The cost for the first year's site hosting, domain name registration and site construction is \$500.00. The fee includes one hour per month technical assistance, any additional work is \$30.00 per hour. The site is fully dynamic, meaning Mr. Patterson will be Administrator and can update/monitor everything. After discussion on what web companies provide, pricing, etc., it was agreed to create a site using RRR Imaging.

Ms. Kreiger had a meeting with the City of Colorado Springs Water Department regarding a proposed new parking lot, which is to be built on the southeastern border of our community. A map was reviewed showing the location. Ms. Kreiger asked if the parking area could be landscaped in a manner to buffer/soften its appearance from the homes in Camelback that have eastward views and would look directly at this parking lot.

It was reported the main entry gate is not operating, again. Mr. Patterson will issue a work order.

There was discussion on the reports of poor water pressure in the community. Mr. Patterson will purchase a pressure-testing gauge and have Mr. Ramos annotate pressure readings from all Buildings in the complex (outside spigots). If the water pressure is found to be too low, Olson Plumbing will be contacted for assistance in making increases safely.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 6:52 p.m. The next meeting will be held May 11th, 2006 at 6:00 p.m.

Fred Ringwald
Vice President

Derek Patterson
Property Manager