

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

February 8, 2007

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
	Fred Ringwald	Vice President
	Al Paton	Secretary
	Derek Patterson	Property Manager
Absent:	John Morse	Director at Large
	Richard Hoge	Treasurer

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

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

The current assets as of November are \$117,244.13 with \$112,850.40 in Reserves. The Association ended the month 7% over budget. The operating line items that caused the overage were discussed. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of December are \$118,867.92 with \$117,465.82 in Reserves. The Association ended the month 7% over budget. The operating line items that caused the overage were discussed. The year end General Ledger was reviewed. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Mr. Patterson reviewed a roofing repair and maintenance proposal submitted by Holladay Grace Roofing Inc., which provided for a two year program which would address concerns on all Buildings in the community. After discussion, a motion was made to accept the proposal as submitted. The motion carried unanimously.

Mr. Patterson presented an updated list of rear balconies that have been repaired or not repaired. The parking rules were reviewed, it was agreed to remove any form of RV or other recreational vehicle parking on Mesa Road, since the new road design will not allow for such parking.

Unfinished / New Business:

The owner of 2937C submitted a letter noting he cleaned the stairway carpet outside his unit after receiving the demand letter from the Association. Three owners present at the meeting disagreed with his statements noting the carpets were not cleaned. After discussion, the Board agreed the original fee of \$48.00 will stand and is to be paid.

Homeowner correspondence and violation letters were reviewed.

Owner Forum: the owners present discussed snow removal, theft of items in the lobbies, the spring landscaping improvements, and cable tv and satellite dish installation procedures. Mr. Paton reviewed the updated Owner Directory and will also make name tags for mailboxes upon request.

The last order of business was to appoint new Officers. They were appointed as follows:

Fred Ringwald	President
Velma Kreiger	Vice President
Al Paton	Secretary
Richard Hoge	Treasurer
John Morse	Director at Large

There being no further business, the meeting was adjourned at 7:20 p.m. The next meeting will be held May 10th, 2007 at 6:00 p.m.


Al Paton
Secretary


Derek Patterson
Property Manager