

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
February 14, 2008

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	President
	Velma Kreiger	Vice President
	Al Paton	Secretary
	Peggy Fleming	Director at Large
	Derek Patterson	Property Manager
Absent:	Richard Hoge	Treasurer

Owner's Forum:

The owners present discussed snow removal by plow and timing issues, problems with the front gate, parking in fire lanes, light repairs, updating the resident contact roster, possible illegal trash dumping on site and problems with pet feces in the Common Areas.

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 \$96,052.60 with \$88,014.85 in Reserves. The Association ended the month 3% under budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of December are \$101,222.46 with \$92,674.41 in Reserves. The Association ended the year 3.5% under budget with Reserves being fully funded at \$55,800.00. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of January are \$106,702.18 with \$97,665.48 in Reserves. The Association ended the month 4.7% under budget with Reserves being funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Unfinished / New Business:

A proposal submitted by D.C. Mechanical to replace the front gate operator was reviewed, total cost \$3,750.00 with an option for battery back up of \$700.00 (Elite SL-3000 UL one horse power motor). After lengthy discussion regarding other contractors and bids, a motion was made to approve the bid with the optional back up system and replace the front call box cover. The motion carried 5-0.

It was further agreed to change the access codes for all openers for the new system and to inquire into installing a manual push button at the gate for pedestrian traffic.


Homeowner correspondence and violation letters were reviewed.

Mr. Patterson reviewed the 2008 Project list.

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
Peggy Fleming	Director at Large

There being no further business, the meeting was adjourned at 6:45 p.m. The next meeting will be held May 8th, 2008 at 6:00 p.m.


Derek Patterson
Property Manager