

# *Camelback Village Condominium Association*

## **Board of Managers' Meeting Minutes**

### **April 14, 2005**

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There being a quorum, the Board of Managers' Meeting of the *Camelback Village Condominium Association* was called to order at 6:05 p.m. by Velma Kreiger. Present were as follows:

Velma Kreiger	President
Fred Ringwald	Vice President
Richard Hoge	Treasurer
Derek Patterson	Property Manager
Absent: D.J. Ross	Secretary
Karlene Conard	Director at Large

The February meeting minutes were approved as written.

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

The current assets as of February are \$95,125.56 with \$89,805.65 in Reserves. The Association ended the month 46% over budget (\$10,369.01). The two primary accounts responsible for the variances are *Gas*. Reserves were not funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Two proposals for flowerbed planting and maintenance were reviewed. After discussion, it was agreed to accept the bid from Bliss Gardens at \$790.00 plus a weeding and deadheading fee every other month.

A new hot water heater was installed for Units 2973 & 2969. It was agreed to not replace the asphalt in the main entry and only do patching to offset the price of the water heater.

At Unit 2953 B the upper balcony floor was found to have a soft area and also needing a new door.

Unit 2963 B requested gutter tip outs be installed on his rear upper balcony. The request was approved.

**Homeowner correspondence** and violation letters were reviewed.

- Unit 2901B submitted a request to have a second 55 lb. dog in the home. The request was denied.

There being no further business, the meeting was adjourned at 6:36 p.m. The next meeting will be held June 9, 2005 at 6:00 p.m. in the meeting room.

Velma Kreiger  
President

Derek Patterson  
Property Manager