

# *Camelback Village Condominium Association*

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

**May 11, 2006**

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There 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
	Derek Patterson	Property Manager
Absent:	D.J. Ross	Secretary
	Velma Kreiger	President
	John Morse	Director at Large

Due to there not being a quorum, the members present decided to review the information in the packet. The February meeting minutes were approved as written.

**Owner Forum:** Items discussed were cleaning of individual dryer vents, windows and converting the individual mailboxes to the new aluminum cluster type.

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

The current assets as of February are \$101,474.54 with \$95,732.63 in Reserves. The Association was 25% over budget. 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 March are \$104,626.18 with \$99,645.21 in Reserves. For the Budget Comparison, the month ended at 21% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Mr. Patterson presented a proposal he approved to locate the main sewer line services since a map of the community was not available through the City of Colorado Springs. The cost is \$600.00. Once the map is complete, the contractor will locate and determine where the outside cleanouts are and provide pricing for any new installations, video inspection and cleaning of all main lines and any necessary repairs.

It was agreed the Board would inspect the property to specifically address landscaping issues, over planting, fire risks, dead bushes, etc. A bid will also be sought to have a commercial company prune the community.

Mr. Patterson is searching for a new garage and rear patio light fixture.

Units 2969 B & D have a work order in progress to investigate past settling.

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

There being no further business, the meeting was adjourned at 7:05 p.m. The next meeting will be held August 10<sup>th</sup>, 2006 at 6:00 p.m.

Derek Patterson  
Property Manager