

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

May 10, 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:

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

The February meeting minutes were approved as written.

Owner Forum: the owners present discussed the status of the electronic gate repairs, problems with upper balcony leaks, garage roof leaks, parking in the open spaces and general maintenance issues for Mr. Ramos.

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

The current assets as of January are \$125,286.79 with \$122,661.39 in Reserves. The Association ended the month 9% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of February are \$113,100.03 with \$110,211.36 in Reserves. The Association ended the month 16% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of March are \$112,049.28 with \$105,523.69 in Reserves. The Association ended the month 5% over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of April are \$115,046.81 with \$106,923.86 in Reserves. The Association ended the month \$4.21 over budget. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Mr. Patterson reviewed the 11-year Reserve Expense Projection, noting recent updates in reserve expenses.

Two (2) estimates were reviewed to repaint all black metal handrails and railings and to repaint thirty (30) upper balcony top caps; prices ranged from \$5,975.00 to \$5,950.00. A motion was made to accept the bid submitted by Coating Specialist, LLC, at \$5,950.00. The motion carried unanimously.

Unfinished / New Business:

An estimate was reviewed that provided for installing new ADA automatic door closers on the main entry doors to every Building, total cost \$5,346.00. It was agreed that no closers would be installed. No further action taken.

The owner of 2937 C submitted a letter requesting to speak with the Board of Directors and other owners in his Building regarding the carpet cleaning issue from December 4, 2006. The owners were not present. The Board reiterated the \$48.00 cleaning fee imposed upon the owner will stand as posted.

The owner of Unit 2937 B submitted a request to be reimbursed \$132.00 for a service call placed for no hot water in her home. The Association shortly after, replaced the water heater for the entire Building. The owners' request was approved.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 6:50 p.m. The next meeting will be held August 9, 2007 at 6:00 p.m.


Al Paton
Secretary


Derek Patterson
Property Manager