

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
May 8, 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:

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

Owner's Forum:

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

The current assets as of February are \$111,535.61 with \$103,028.25 in Reserves. The Association ended the month 2% under budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of March are \$117,329.75 with \$108,319.18 in Reserves. The Association ended the month 2% over budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of April are \$108,382.21 with \$000,000.95 in Reserves. The Association ended the month 1% over budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Unit 2963 A will be issued a reminder letter regarding the payment due for interior plumbing work which was paid for by the Association.

Mr. Patterson reviewed the year's Reserve Expenses and updated the Board on the sewer line repairs at Buildings 2959 and 2973 and plans for future cleanings and clean out installations.

Action Taken Without A Meeting: During rains in April, two (2) balconies were leaking into the units below. Re-roofing estimates were reviewed for Units 2941 C and 2949 D, total cost \$6,545.00. The bids were approved via email 5-0.

Unfinished / New Business:

In January, a delivery person for the Denver Post slipped on the sidewalk. The information was given to the Association's insurance carrier. The delivery person did not respond so the claim was closed on 1-21-08.

The front water feature pump is inoperable. Mr. Paton will check into replacing it if the cost is reasonable.

Mr. Patterson has begun working on creating a new set of Community Rules.

The initial sewer line response/work is estimated to cost \$7,000.00. There was discussion on installing a second 6" main line clean out near Building 2973, cost of \$6,300.00. That project was postponed indefinitely once the main line was cleared and equipment that was stuck in the line was successfully removed.


The storage area and contents in Building 2959 sustained damage from the sewer backup. Both owners have submitted a list of property which can not be cleaned and/or saved. Mr. Paton and Mr. Patterson were given authority by the Board to work with both owners to come to a valuation agreement and settlement for the personal property.

Mr. Ringwald has been working on obtaining pricing to update/replace the mailboxes in the community. No action was taken until pricing can be reviewed.

The final landscaping will be installed this month above Garage C to complete the drainage project.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 6:40 p.m. The next meeting will be held August 14, 2008 at 6:00 p.m.


Derek Patterson
Property Manager