

# Camelback Village Condominium Association

## Board of Managers' Meeting Minutes

August 10, 2006

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	President
D.J. Ross	Secretary
Richard Hoge	Treasurer
Derek Patterson	Property Manager
Absent: Fred Ringwald	Vice President
John Morse	Director at Large

The May meeting minutes were approved as written.

**Owner Forum:** Items discussed were speeding, the idea of changing out the mailboxes to a cluster MBU style, cleaning of individual dryer vents, landscaping concerns, water shut-off locations, owners are responsible for garage door openers and any related hardware, the dues level and budget items and general maintenance issues.

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

The current assets as of April are \$108,526.43 with \$104,748.33 in Reserves. The Association was 12% over budget. All bank reconciliations, the Expense Register, Budget Comparison and Aged Receivables report were reviewed. The current assets as of May are \$115,165.38 with \$109,454.93 in Reserves. For the Budget Comparison, the month ended at 9% over budget. All bank reconciliations, the Expense Register, Budget Comparison and Aged Receivables report were reviewed. The current assets as of June are \$114,773.48 with \$109,566.71 in Reserves. For the Budget Comparison, the month ended at 8% over budget. Reserve funding is short two months through June 2006 (\$9,167.98). All bank reconciliations, the Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Mr. Patterson presented a proposal for a commercial landscaping company to prune the shrubs in the complex, \$5,085.00. No action taken at this time.

A new light fixture for rear patios and garages was approved, Royce Lighting 100w, RL1505BK, #145509.

**Action Taken Without A Meeting:** A proposal submitted by HortiCare Tree and Shrub Services to remove 39 shrubs, 4 upright Junipers and grind 43 stumps was reviewed, estimated cost \$2,363.50. The stump grinding is done at \$2.50 per inch, so that figure will not be known until completion. The Board approved the proposal via email.

Three proposals were submitted by Advanced Pipe Technologies, Inc. that provided costs to video inspect 32 lateral sewer lines, install double clean-outs and hydro-scrub each line, total cost \$21,000.00; install 14 new exterior clean-out access points to the common area main sewer lines and hydro-scrub main lines, total cost \$14,000.00 and re-establishing numerous sections of damaged main line with a "cure in place" system so the grounds are not disturbed, \$54,000.00.

All of the common area main lines have been hydro-scrubbed with a map being made that indicates existing clean-out locations and proposed new locations.

**Action Taken Without A Meeting:** A proposal submitted by Holladay Grace Roofing Inc., to perform needed roof repairs to Building 6 (13 homes), including installing a new metal scupper and new metal cap flashing at all roof parapets was reviewed, total cost \$5,286.00. The Board approved the proposal via email. A second proposal was submitted to replace the entry overhang roof at 2931, after attempting to repair the roof without success. The price for replacement is \$2,867.00. The Board approved the proposal via email.

After reviewing photographs of the condition of the roofing system on Building 6 and the recent heavy rains, Mr. Patterson tasked HGR to inspect every roof in the community and provide a report with their recommendations and a price for any required repairs. A 5-page report was reviewed, costs for Building 1 were \$6,343.00, the remaining Buildings (except 6) have a foam type roofing product which requires minor maintenance totaling \$20,805.00 for all remaining buildings in the community.

After extensive discussion on the roofing status along with the sewer lines, Mr. Patterson stated he would compile a spread sheet that would enable the Board to more easily plan and schedule future repairs in conjunction with other Reserve expenditures.

The Association's website is working well, there have been 293 hits to date.

Mr. Patterson stated we are due to review the condition of the homes in Phase I of the Master Project (siding/trim and painting work) next spring.

**Unfinished / New Business:**

An engineering report was reviewed which noted what repairs should stabilize Units 2969 B & D that have had past settling issues. A proposal was submitted by Reconstruction Experts, Inc. that provided for a time and material estimate due to some of the possible unknown issues they may encounter while trying to level the floor. It was estimated the total cost to be \$1,500.00 in labor with \$300-\$500 in materials. After discussion, a motion was made to approve the proposal as submitted. The motion carried unanimously.

**Homeowner Correspondence** and violation letters were reviewed. (Pages 85-111)

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be held November 9<sup>th</sup>, 2006 at 6:00 p.m.

  
Derek Patterson  
Property Manager