

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

August 14, 2008

There being a quorum, the Board of Managers' Meeting of the *Camelback Village Condominium Association* was called to order at 6:02 p.m. Present were as follows:

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

Owner's Forum: The following items were discussed: the development status of Cathedral Ridge, changing the front door colors from Teal to a Brick Red, changing the gate opening times from 7AM to 7PM, putting a new combination lock at the north gate with combo 0000, removing overgrown bushes blocking sidewalks and problems noted from Mr. Ramos (carpet cleaning, glass in trash and owner assistance/projects during business hours).

Hearings: A hearing was held for Unit 2969 B and the consideration of \$100.00 for pet violations. The owner was not present and did not reply to the July 1st or July 18th letters for removal of the pet but did notify Ms. Kreiger. After discussion, a motion was made to impose \$50.00 for the dog being loose and any future violations would result in a \$100.00 fine. The motion carried 4-0.

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

The current assets as of May are \$109,159.04 with \$98,677.94 in Reserves. The Association ended the month 1% under budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of June are \$109,732.80 with \$100,832.92 in Reserves. The Association ended the month .6% under budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

The current assets as of July are \$112,910.93 with \$99,819.82 in Reserves. The Association ended the month 2.2% under budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed.

Two (2) painting estimates were reviewed for consideration. A third contractor was not available. It was noted the painting cycle was to begin in 2008, but due to other expenses, it was agreed to begin in 2009, with touch up painting being done this year. After inspection of the first phase, Mr. Patterson recommended Phase I be done this fall. There was discussion on adding the stucco surfaces to the cycle, with the understanding that new expense would be included each cycle in the future. It was also noted that new color schemes should be considered, to include the new front door accent color ~ BM AF-300 Dinner Party. After discussion and a question and answer period, a motion was made to accept the bid from Rafferty Painting for Phase I to be done this fall, including the stucco.

Mr. Patterson reviewed the year's Reserve Expenses and updated the Board on the sewer line map work being conducted currently, to include work for the street drain at Building 2921.

Unfinished / New Business:

Mr. Ringwald reviewed costs and project information to replace all mailboxes with the MBU cluster style units. The estimated cost is \$5,900.00. The members present expressed an interest in changing out the mailboxes. It was noted that horizontal style mailboxes may be better for direct vehicle access. Mr. Ringwald will investigate and report back to the Board. It was agreed to change out the mailboxes, the style to be determined.

A response letter from the attorney representing Unit 2963 A was reviewed. This was regarding a plumbing invoice that the owner did not believe they should pay, where the invoice stated "Cause ... excessive food in kitchen drain line." There was a difference of what the Technician apparently reported to the owners versus what was displayed on the invoice. After discussion, it was agreed to accept the \$100.00 towards the final bill and the Association would pay the remainder of the balance.

There was discussion on providing help for Mr. Ramos, possibly a family member, for different labor intensive projects during the summer. It was agreed this idea could be implemented, depending on the results from Mr. Patterson checking on insurance and payroll concerns.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 7:46 p.m. The next meeting will be held November 13, 2008 at 6:00 p.m.


Derek Patterson
Property Manager