

***Camelback Village Condominium Association***  
**Board of Managers' Meeting Minutes**  
**October 6, 2015**

---

There being a quorum, the Board of Managers' meeting of the *Camelback Village Condominium Association* was called to order at 6:06 p.m. Present were as follows:

Velma Kreiger	President
Al Paton	Vice President
Eileen Hurd	Secretary
Richard Hoge	Treasurer
Peggy Fleming	Director at Large
Derek Patterson	Property Manager

**Owner's Forum:**

Comments were taken from the members present.

It was agreed to have the gate closing time changed to 6 PM.

The owner of Unit 2983 D submitted a request to have the Board remove a \$620.00 legal fee. The request will be investigated.

It was noted there is a soft spot/sink hole at the main gate entry which involves the exit gate loop detector wire. Repairs are in progress.

**Hearings:**

No hearings.

**Secretary's Report:**

The July meeting minutes were approved as submitted.

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

The current assets as of August are \$105,258.54. The Association ended the month \$3,435 over budget on Operating Expenses with Reserves being funded for the month. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The Aged Receivables report was reviewed.

The draft 2016 Budget was reviewed, with two options for dues levels. Discussion followed on numerous line items with emphasis on Water and Gas. After discussion, a motion was made to

approve the budget with the total 3 portioned dues remaining at \$317.00. The members present were in favor of this amount. The motion carried 5-0.

The Top 10 list was reviewed.

The re-roofing project at Building 6 is under way.

A new hot water heater was installed at Building 3 which services 6 homes.

A new air conditioner unit was installed for Unit 2931A.

The balcony water leak interior repairs have been completed at Unit 2969B, but it was found the balcony floor was higher than the entry door allowing water to flow into the home. Balcony repairs are in progress.

The 2015 Paint Cycle was completed, total cost \$11,900.00.

Building 4 was completed with \$664.30 of extras for electrical and plywood.

#### **Old / New Business:**

Updates were provided for the water intrusion in the crawl space for Unit 2917B. It was found the foundation was built on caisson piers with sure gap underneath the main wall area; which will allow water entry. The previously approved exterior drainage improvement project totaling \$3,692.30 was not completed upon learning of the foundation issues. Bids for concrete foundation repairs and installing an interior sump pump system were reviewed. It was agreed to proceed with these two projects and not do any exterior landscaping work.

Bids were sought for replacing garage doors with a new steel door versus the composite wood material. Options were reviewed. It was agreed to use a non-insulated door at \$630.00 each, two new doors will be installed.

Bids will be sought for lawn care for 2016.

The yearly furnace inspection, cleaning and filter change project has been completed. A listing of numerous repairs was reviewed – all repairs have been completed.

There was discussion on the recycling program and if the four (4) totes could be moved to the front manual gate area so volunteers would no longer have to take them to the front each week. It was asked if Mr. Ramos could perform this task but Mr. Ramos is not at work when the truck arrives (6:30 AM - Tuesday) and Mr. Ramos does not work on Mondays. Bestway Disposal will be contacted to see if the service can be conducted at the end of the day, Tuesday. A motion was made if the time can be changed, to have Mr. Ramos take the totes to the front. The motion carried 3-1 with one abstention.

There was discussion from three (3) of the owners in Building 2963 about when the Helical-pier project for the center stairway area may be completed. It was agreed to obtain new pricing and work to have the work completed soon.

The updated Garage Listing and new Owner Directory were reviewed.

There being no further business adjourned at 7:46 p.m.



Derek Patterson  
Property Manager