

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
May 3, 2016

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	President
Al Paton	Vice President
Kathleen Osness	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 set the entry gate opening time to 7 PM once the new system is in place.

Hearings:

No hearings.

Secretary's Report:

The October Board meeting minutes were approved as submitted and the December Annual meeting minutes were reviewed with no changes.

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

The current assets as of March are \$67,161.96. The Association ended the month \$4,114 over budget on Operating Expenses. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The Aged Receivables report was reviewed.

The Top 10 list was reviewed.

Old / New Business:

A bid was reviewed to install a new entry step at the rear of Bldg. 2963. This project is on hold pending the approval to begin repairs from RMG Engineering.

A bid was reviewed to paint all roof vents, chimney caps, brick, etc., on Buildings 2, 4 and 6 (new TPO roofs) as rust is accumulating on the new roof. Discussion followed. A motion was made to approve the bid which carried 5-0.

Action Taken Without a Meeting: an email vote was taken to approve a new Door King 1835 telephone entry system. The vote was 5-0 in favor.

Ms. Fleming submitted her resignation which was accepted. Mr. O'Brine volunteered to serve at the December Annual meeting and was still interested. A motion was made to appoint Mr. O'Brine to the Board and he will fill the expired term and hold the position of Director at Large.

The Board stated they would need to hold an **Executive Session** to discuss a legal matter for one home. (Pages 58-74)

There being no further business adjourned at 7:03 p.m.



Derek Patterson
Property Manager