

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
May 2, 2017

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
Sean O'Brine	Secretary
Lauren Hawkins	Treasurer
Barbara Edwards	Director at Large
Derek Patterson	Property Manager

Owner's Forum:

Comments were taken from the members present.

The owner of 2905 D updated the Board on her striking the support pillar at 2917 with her vehicle. She had Entech Engineering inspect the unit and a report was provided, stating there was no structural damage. No further action will be taken.

Hearings:

There were no hearings.

Secretary's Report:

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 31st are \$104,826.48. The Association ended the month \$997.00 over budget on Operating Expenses. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The 2016 Audit report was reviewed with no discrepancies being noted. A copy of the 2016 tax returns were also reviewed.

The Aged Receivables report was reviewed.

The Top 10 list was reviewed.

It was noted the primary project for this year is concrete repairs, totaling \$8,405.00 for two (2) locations. A motion was made to approve the bid which carried 5-0.

Old / New Business:

Mr. Patterson reviewed a spread sheet that showed when all of the furnaces, hot water heaters and air conditioner units were replaced. Most units are reaching their useful life or have exceeded their estimated life. The majority of furnaces were replaced between 1997 to 1999. Reserve funding levels will need to be monitored closely to address how to fund future replacements.

The yearly fire hydrant flow testing/painting bid was approved.

Mr. Patterson reviewed a proposed change to the Inspection and Copying of Association Records Resolution, pursuant to HB 12-1237. In accordance with HB 14-1125 the Association may now, with consent of the individual owners or residents, disclose personal email and phone numbers to the residents in the community. A First Supplement to the Resolution was reviewed and after discussion, it was approved as submitted.

An Executive Session was called to discuss employment matters with Mr. Ramos.

Executive Session:

(6:56 PM) Ms. Kreiger called an Executive Session to discuss employment matters regarding Mr. Ramos. The Board reconvened. It was agreed Mr. Paton would inquire with Mr. Ramos if he is interested in working for the Association next year on a contract basis (not as an HOA employee). Mr. Paton will report back at the June meeting.

There being no further business adjourned at 7:18 p.m.



Derek Patterson
Property Manager