

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
June 2, 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.

Hearings:

No hearings.

Secretary's Report:

The April meeting minutes were approved as submitted.

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

The current assets as of April are \$104,738.30 with \$101,285.05 in Reserves. The Association ended the month \$17.00 over budget on Operating Expenses with Reserves not 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 Top 10 list was reviewed.

The re-roofing project at Building 2 was discussed and it was noted there are original construction issues that need to be updated prior to proceeding.

Bids were submitted to install nine (9) new helical piers at Building 2963. The project was put on hold pending the outcome of extra costs for the roofing project.

Mr. Patterson presented a management contract amendment to the existing management contract in order to bring Z & R's contract into compliance with House Bill 13-1277. Discussion followed. A motion was made to approve the amendment which carried 5-0.

Mr. Patterson stated there was continued water entry into the crawlspace of Unit 2917 B and more investigative work is required to determine how/where the water is coming from.

Old / New Business:

The fire hydrants were tested and are in good condition.

A fourth recycling toter was added and there are still ten trash toters.

The heavy rains during the month of May resulted in several roof leaks for the residence and garage roofs.

It was noted the owner of Unit 2983 D was continuing to rent out the home on a weekly and weekend basis. Complaint information was noted. The attorney will be contacted.

The owner of Unit 2963 B submitted an ACC request to extend the rear patio area about 2' further out "north" encompassing the existing rock border area. The request was approved.

It was agreed to program the entry gate to open early on Tuesday's to allow Bestway Disposal to enter without using a manual code.

There being no further business adjourned at 7:06 p.m.



Derek Patterson
Property Manager