

*Camelback Village Condominium Association*  
**Board of Managers' Meeting Minutes**  
**August 1, 2017**

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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. There was an overwhelming concern for residents not using their garage as primary parking before using the open spaces. A new vendor will be used for relocating/removing any bee hives.

**Hearings:**

There were no hearings.

**Secretary's Report:**

The June meeting minutes were approved as submitted.

Mr. Patterson presented the **Finance** report.

The current assets as of June are \$113,688.52. The Association was \$8,256.00 under 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.

**Manager's Report:**

The Top 10 list was reviewed.

Numerous different projects and unexpected expenses were discussed (furnace, air conditioner, street repair, drain cleaning, etc.). It was also noted several garage doors are failing at the lower panel. Discussion followed. A motion was made to replace 8 garage doors this year and allow for two additional doors to be done if requested by a work order. The motion carried 5-0.

The draft 2018 budget was reviewed, which provided for no employee. Each line item was reviewed. Discussion followed. A motion was made to approve the budget which carried 5-0. The total dues will remain the same with slight differences on the three individual allocations.

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

Documentation was reviewed where Mr. Ramos accidentally struck a parked vehicle with the golf cart. The owner obtained three bids for repairs and a rental car will be required. The question was asked if he should be held responsible for the damages/costs. Discussion followed. A motion was made to not pass on the fees to Mr. Ramos as it was noted this was an accident and something like this has never occurred before over a 25-year period. The motion carried 5-0.

The yearly fire hydrant flow testing report was reviewed, some repairs are necessary.

A bid from ULS was reviewed for updating some of the Common Areas for new sod and extending rock beds at six different locations. Discussion followed. A motion was made to approve the bid which carried 5-0. It was noted the cost for installing new sod west of 2925 was roughly \$2k and it was agreed that installing new rock/plants would be a better solution long term. This project was tabled until 2018.

There was discussion on the Annual meeting as there are two terms expiring; Ms. Kreiger and Ms. Edwards. Both volunteered to serve another term. It was agreed to move the meeting to October.

There being no further business adjourned at 7:25 p.m.



Derek Patterson  
Property Manager