

# CAMELBACK VILLAGE CONDOMINIUM ASSOCIATION

Kurt Schroeder  
Lauren Hawkins  
Robin Guinan  
Mark Enell  
Aimee Haywood

## BOARD OF DIRECTORS MEETING

April 18, 2023 at 6pm

Unit 2959 at Camelback Village

### MINUTES

- I. **CALL TO ORDER 6:59 PM**
- II. **Minutes: March 1, 2023 Motion Made Seconded and Approved**
- III. **Financials**
  - A. **March 2023 Motion Made Seconded and Approved**
  - B. **Delinquency**
- IV. **Decisions Made Between Meetings: Reconfirmation Votes – Motion Made Seconded and Approved all items in IV.**
  - A. **8110-2969 – approved Olsons bid at a cost of \$13,320**
  - B. **Gutter cleaning after April approved**
  - C. **8110-2959 AC Unit replacement approved**
  - D. **8110-2931 – lights dim when door bell is run – contact an electrician was approved**
  - E. **8110-2945 – repair to sewer line - \$6,500**
- V. **Unfinished Business**
  - A. **Commercial Vehicle – Completed nothing additional needed.**
  - B. **Loose hand rail – Cost would not exceed \$400 for Shamrock Maintenance – Motion Made Seconded and Approved**
  - C. **Survey of the Residents – Board is working on this matter.**
  - D. **Capital Reserve – Proposal of a fee when a home sells which would be put into the reserve for capital expenditures. Discussion held and will revisit at the annual meeting.**
  - E. **Violation Policy. Management to send the policy to the Board again. Motion Made Seconded and Approved**
- VI. **New Business**
  - A. **Bank Loan**
  - B. **Request for new sign on dumpster doors citing dos and do nots. Send info to Debra Guinan and she will assist in getting a sign made. The current contractor may have something we can use in creating the sign. Management will get information and send to Debra.**
  - C. **AMT plumbing clean out in streets - \$3600 twice a year – Management is to negotiate with AMT to see if they can drop the cost to be comparable with Olsons, and if so, proceed with AMT. Motion Made Seconded and Approved**
  - D. **Wheel replacement for gate - \$700 by Diamond Back Fencing Motion Made Seconded and Approved**
- VII. **ADJOURNMENT: 7:32PM**

Next Meeting: TBD