

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

April 7, 2020

Due to the COVID-19 Stay at Home order, the April Board of Managers' meeting of the *Camelback Village Condominium Association* was held by email. Present were as follows:

Lauren Hawkins	President
Sean O'Brine	Vice President
Kurt Schroeder	Secretary
Al Paton	Treasurer
Shaun Dougherty	Director at Large
Derek Patterson	Property Manager

A Board packet was issued via email along with an explanation cover sheet which detailed all of the items which required a vote and which items were for review and discussion.

The following items were unanimously approved by an email vote, with all four items being approved 5-0 in favor.

- The September Annual Meeting minutes were reviewed with no changes.
- The 2020 Paint Cycle (east side) four buildings and 2 garage buildings paint bid was approved.
- The wood repair bid for the paint cycle was approved.
- The bid to install a new trash enclosure was approved.

The following items were reviewed:

- The March 30th finances and Aged Report. It was noted that a Lien has been filed for Units 2901 B and 2901 D regarding past due assessment fines not being paid. The lack of compliance has resulted in the Association's law firm taking over enforcement.
- A new no-parking space will be added at the front of 2983.
- The updated Owner Directory.

The following items were discussed or noted:

- The new TPO flat roof is under way at 2917-2921.
- The yearly fire hydrant testing contract.
- All documentation related to Building 9 and the new TPO roof (lien waiver, warranty).
- There was discussion on the remaining three buildings that need a new TPO roof and the funding source for that work, most likely another Special Assessment. It was agreed to revisit that topic later this year.

The next scheduled Board meeting is June 2, 2020.



Derek Patterson
Property Manager