

# *Camelback Village Condominium Association*

## **Board of Managers' Meeting Minutes**

**April 15, 2021**

---

Due to the COVID-19 Safer at Home order, the Board of Director's meeting was held by telecommunication and called to order at 6:00 p.m.

Present were as follows:

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

### **Owner's Forum:**

No comments were submitted.

### **Secretary's Report:**

The September Board meeting minutes were approved as submitted, and the September Annual meeting minutes were reviewed with no changes.

An email vote (ATWAM) was taken in November to approve a contract for crawlspace odor mitigation at Building 2979 for \$3,349.75, which carried 5-0 in favor. In December, an email vote was taken to approve a contract for a new trash enclosure for \$2,442.75, which carried 5-0 in favor.

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

The current assets as of February are \$87,790.77. The Association was \$4,804.00 over budget on Operating Expenses, all due to Snow Removal expenses. This overage prohibited one month of Reserve funding. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The Aged Receivables report was reviewed. Three accounts are on the list.

### **Manager's Report:**

The 2021 Project List was reviewed. It was noted that 2020 was a higher expense year, with \$84,791.65 being spent from Reserves. One project from 2020 was completed and paid in 2021, \$7.2k for a new vent stack for six homes. This year's four possible projects were discussed, and a list of items to monitor.

There was a discussion on the top three large-scale projects (flat TPO roofs, Mansard Roof Shingles, and Street Replacement). It was agreed that the TPO roofs would remain #1, Street Replacement will be #2, and Mansard Roof Shingles will be #3.

There was a lengthy discussion on a possible Special Assessment for a new roof at Building 1 (this project was rescinded last year). It was agreed to obtain new pricing, introduce the project in a newsletter asking for any input with tentative plans for imposing the assessment on June 1 with a payment timeline until December 15 (7 ½ months).

Mr. Dougherty and Mr. Patterson have been working on a plan to replace/update all outside Common Area lighting with a mix of solar and LED fixtures. Pricing was reviewed, and it was agreed to add this project to the Project List for future consideration. There are about 75 fixtures to be replaced.

Mr. Patterson reviewed the findings of an engineering report for Building 2963, where concern was expressed for possible settling of the building. One half of this building was previously helical piered (west side), so the entire building was checked. It was noted ... “the foundation has experienced minor differential vertical movement.” No further action will be taken.

Mr. Patterson reviewed the 6-year Reserve Expense Projection spreadsheet.

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

The owner of 2953 A submitted a request regarding her home and reported an un-even floor area and cracks in the upper walls/ceiling area (photographs were reviewed). It was agreed to submit this information to the engineering firm and determine if a site visit is necessary.

The updated Owner Directory was reviewed.

The spring newsletter was discussed with topics for content.

There was a discussion on possibly having a library station inside the guard shack. It was agreed to look at options for an outside mount/location.

Concerns with the GFL trash service were discussed, options will be investigated for another roll-off type/style.

The FHA re-certification was completed and is good until November 25, 2023 (D003675-001).

The next meeting will be on July 6 at 6 p.m., which hopefully will be held in the meeting room at 2959.

There being no further business adjourned at 7:24 p.m.



Derek Patterson  
Property Manager