

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
July 21, 2020

Due to the COVID-19 Safer at Home order, the Board of Director's meeting was held by telecommunication and called to order at 6:11 PM. Present were as follows:

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

Secretary's Report:

The April meeting minutes were approved as submitted.

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

The current assets as of June are \$109,993.34. The Association was \$3,260.00 over budget on Operating Expenses. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed. Reserve funding is short due to the operating overages this year (primarily Snow Removal, General Maintenance & Repairs and Legal Expense).

The Aged Receivables report was reviewed.

Manager's Report:

The 2020-2021 Project List was reviewed. All current Reserve expenses for the year were reviewed, and possible future projects were noted (7 in total). A motion was made to approve the new vent stack at 2917-2921, 2 new garage doors at Garage B, repairs to the entry stoops at 2973 & 2963 and to seal the garage roof flashing [foam to metal] at Garages D and E. The motion carried 3-0. There was discussion on replacing the shake shingles on Building 2917 – just the lower main level portion. Bids will be sought for asphalt shingles vs. wood.

There was discussion on the TPO flat roof project and the last three (3) Buildings that need a new roof; Buildings 1, 5 and 7. Estimated pricing for all three is \$226,615.00 or roughly a \$3.6k Special Assessment. After discussion, it was agreed to obtain pricing on Building 1 [2901-2913] for the summer of 2021, with a possible timeline for a new Special Assessment payment timeline of October '20 to June '21; estimate on the S/A is \$1,500.00. It was noted that there are remaining funds in the S/A account from the current three buildings, which will be applied to the next project.

Old / New Business:

The updated Owner Directory was reviewed along with the Water shut-off list and Garage list.

The Board went into **Executive Session** to discuss a legal matter with Units 2901 B and D and the results of the owner's compliance just days prior to the court date (pages 21-41). A request from the owner's attorney was considered.

The Board reconvened the meeting and a motion was made to reduce the total assessment fines/fees by 33% and all other legal fees and costs will stand. The motion carried 3-0.

Hearing(s):

A hearing was held for 2905 B with the consideration of an initial \$50.00 assessment fine and other enforcement actions for parking violations, vehicle maintenance concerns, leaking fluids on the asphalt and having a vehicle extend outside the parking space boundary. The owner did respond by email (letter) but was not able to attend the meeting. The owner's letter was reviewed, and it was agreed the owner needs to be reminded of the rules and that he must adhere to them. A motion was made to not impose any fines at this time, but any future repetitious violations would result in a \$50 fine per violation being imposed. It was further agreed that Mr. Schroeder will visit the owner to further clarify what he can and can't do in the Common Areas.

Mr. Dougherty joined the meeting at 7:01 p.m.

The Board reviewed numerous items discussed during the meeting to update Mr. Dougherty. Numerous topics were discussed which included different work orders, the 2021 budget, asphalt repairs, underground lighting issues, recycling concerns, garage storage and park benches.

Z&R was thanked for their work and the information provided in the packet.

The next meeting will be the budget meeting, set for August 4, 2020 at 6 p.m.

There being no further business adjourned at 7:51 p.m.



Derek Patterson
Property Manager