

Camelback Village Condominium Association

Board of Managers' Meeting Minutes

July 6th, 2021

The most current State issued Public Health Order expired on July 1st. Due to the timing of the meeting and not knowing if new guidelines would be in place, the meeting was held by telecommunication (Zoom) and called to order at 6:00 p.m.

Present were as follows:

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

The Board, Z&R, and the members present at the meeting room in 2959 introduced themselves.

Owner's Forum:

General questions and comments were noted. Mr. Schroeder stated residents might qualify for a tax incentive if they are over 65. It was stated the Mr. O'Brine has his home for sale and will be vacating his Board term, which expires this year. Any volunteers interested in serving on the Board were asked to contact a Board member.

Secretary's Report:

The April Board meeting minutes were approved as submitted.

An email vote (ATWAM) was taken in June to approve a contract to install two new roller guides/posts for the entry gate, which will keep it aligned and not strike the backflow assembly. The vote was 5-0 in favor.

An email vote (ATWAM) was taken in June to approve a contract to install one new sewer main line access point [6"] and Hydro-jetting of the line (installed near 2935). The vote was 5-0 in favor.

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

The current assets as of May 31st are \$98,897.71. The Association was \$3,373.00 over budget on Operating Expenses due to Gas and Snow Removal expenses. This overage has prohibited two months 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.

There was a discussion on the Special Assessment for a new roof at Building 1, and the payment is due by December 15th.

Manager's Report:

The 2021 Project List was reviewed.

Year to date, \$29,297 has been expensed from Reserves.

The mud jacking was completed near 2935, and numerous garage roof/wall leaks are in progress once the rains stop so the areas can dry out.

The broken rear window at 2979 was replaced, and the outside sewer line 2-way access was installed.

The 6-year Reserve Expense Projection spreadsheet was reviewed.

Old / New Business:

The updated concrete bid for the entry stoop at 2973 was reviewed. A motion was made to approve the proposal, which carried 5-0.

The owner of 2941 A submitted a request on behalf of her residents to be reimbursed \$694.49 for a 1-night hotel stay due to the air conditioner being inoperative in the home. After discussion, the request was unanimously denied.

An owner request was reviewed in June to have pest control conducted in the crawl space, which was unanimously denied, citing the Association does not perform mouse trapping.

The updated Owner Directory, Garage Listing, and Water Shut-off lists were reviewed.

A contract was approved for filling the potholes in the community, which should occur soon (weather dependent).

The next meeting will be on August 2nd at 6 p.m., which is the 2022 Budget meeting.

It was reported that Z&R submitted their resignation for services in June with an effective date of July 31st but offered an extension until August 31st to help transition to another management company.

There being no further business adjourned at 7:08 p.m.



Derek Patterson
Property Manager