

*Camelback Village Condominium Association*  
**Board of Managers' Meeting Minutes**  
**August 6, 2019**

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There being a quorum, the Board of Managers' meeting of the *Camelback Village Condominium Association* was called to order at 6:00 p.m.

Present were as follows:

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

The Board of Directors and the members present introduced themselves. 14 homes were represented.

**Owner's Forum:**

No requests were taken from the members present.

**Secretary's Report:**

The July meeting minutes were approved as submitted.

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

The current assets as of June are \$111,701.10. The Association was \$4,019.00 under budget on Operating Expenses. The Income and Expense Comparative Statement and the History of Checks with Invoices reports were reviewed.

The Aged Receivables report was reviewed.

**Manager's Report:**

The updated Top 10 list was reviewed.

There was discussion on the recent parking lot flooding which also flooded some of the garages on the south eastern Garage D area. It was noted residents should store items off the ground and in waterproof containers. Any damage to interior walls is the owner's responsibility for repairs (drywall type).

It was also noted that the 2 parking lot drains were simply overwhelmed by the large amount of rain, the drains are suspected to be 4" in size. When the street replacement is being considered, these 2 drains will be upgraded.

The Special Assessment was posted on August 1<sup>st</sup> and is due by February 2, 2020. Building 9 will have a new roof replaced this fall and the other 2 buildings will be done in the spring of 2020.

The new trash enclosure fence will be built once access is not needed for the new roof.

Mr. Patterson is seeking a start date for the wood repairs prior to the painting cycle.

The draft 2020 Budget was reviewed with discussion on numerous operating line items and Reserve funding. The budget was balanced at \$330/month. It was agreed to re-allocate \$4,434.00 from Contingency to Water. The budget was approved as balanced, 4-0 in favor.

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

The Annual meeting was discussed, and Ms. Hawkins stated she would serve another term.

A question was asked regarding who owns the locks at the mailboxes (if the lock needs to be replaced and/or rekeyed). It was noted the Association owns the cluster box units, but the Association has never replaced or rekeyed a lock. Discussion followed. It was agreed to purchase some replacement locks to keep on hand and to reimburse any resident a rekey/lock replacement fee.

Mr. Patterson is working with Mr. Ramos on replacing the rear patio gate hinges/latches; there are 30 gates.

The updated Owner Directory was reviewed with changes being noted.

A complaint was filed regarding Unit 2931 A and beeping sounds emanating from the home. The home is suspected to be vacant as the Association has not been able to contact the owner. It was agreed 4-0 in favor to enter the home (Bylaws, Section 8 and Section XII (1)) to replace the smoke detector batteries or stop the beeping sound and ensure the home is safe and doesn't present any danger to the adjacent residents. Those fees will be passed onto the owner's account.

Mr. Patterson played a voice message from the owner of 2901 B regarding the Hearing last month and the compliance date not being met (August 4, 2019). It was agreed that the fines will be imposed, and the \$50/day fine will begin from August 5<sup>th</sup> and continue until such time the owner brings the violations into compliance.

There being no further business adjourned at 7:15 p.m.



Derek Patterson  
Property Manager