

## Camelback Village Minutes 12.7.21

HOA Board had 3 slots open and community voted for Aimee Haywood to be re-elected and for Mark Enell and Robin Guinan to occupy the seats formerly held by Al Paton and Shaun Dougherty

To email the HOA Board Members, please go to our community website at [www.camelbackvillagecondos.com](http://www.camelbackvillagecondos.com) and click on the Board of Directors link on the left-hand side of the screen.

### Intro of board members

Reading and waiving proceedings /posted on Homeowner's website

Kayla Gaudio is Senior Community Manager for Rowcal

- HOA Board deals directly with Kayla
- Community members should email or call Rowcal care team with any concerns for the expedition of work order requests. Their contact info is below:
  - o Call
  - o Email

### Budget Detailed Review

- Increasing the dues by \$10 / month, HOA dues beginning in January of 2022 will be \$350/mo
- Reserve Assessment of \$85,000
- Insurance is going up.
- Electricity we used same numbers as prior year
- Gas water sewer used same numbers
- Trash removal numbers look good
  - o Staffing from Rowcal is collecting from our individual bins on Tuesday Mornings
- Boiler Services will stay the same (hot water heaters and furnaces)
- Pest Control Safety and concern the same
- Landscaping we are going to bite the bullet one more year to keep costs down.
- Tree Maintenance will be the same
- Snow Removal we increased that, we have a low tolerance so if it snows we want them out here. Sidewalks and steps are necessary
- Irrigation/Repair and Maintenance is a time and material item
- General Repair and Maintenance: Things like lights out, structural integrity, fences, patios all the same
- Lighting supplies and maintenance we doubled as we have lighting issues we are addressing now
- Roof repair and maintenance
- Tax and Legal
- Management is higher as we are expecting more from Rowcal
  - o we got off to a rocky start due to some unforeseen medical issues at Rowcal but things are starting to level out and should improve in the next month or two
- Reserve Contribution is low which we are concerned about
- Total Budget is balanced, any questions from community?

Questions the Board was asked during the meeting:

- How often are furnaces serviced? Once a year. With the transition from Z&R to Rowcal these are being done much later than usual. We hope moving forward they will be scheduled for service and filter change yearly in mid-September.
- What telephone line are we paying for?
  - o The telephone line is related to the front gate. We have to have that line for people to ring individual units for entry
- If we don't use all snow removal money can it go to something else?
  - o Board responded that if that happens the extra goes into our reserve funds
- Do we have any type of interest bearing account?
  - o Not at this time
- What are the assessments?
  - o We are trying to fund our reserve accounts so we can continue to pay for things such as the roofing and other much need repairs on high cost items

Budget voted on, unanimously ratified by board

New Business:

- Lights in entry way at Mary Kay's building aren't working again
- Board stated that we have had outside and common space lighting issues in various areas of the complex. Board has asked for a big evaluation of our entire electrical system.
- Certain lights should be going on and off at a certain time in common areas. Are they on photo cells? When should they be going on and off as not all are doing the same thing.
- 2979 need to evaluate the common areas
- 2925 upstairs deck bulb is broken but that one would be Homeowner responsibility
- 2979 has had serious problems this year one of which is the furnace filter. Donna's son brought a new filter and an old filter as an example of what is causing Donna's health issues
- Many homeowners agree they want it done more often. Board stated that doing something like this more often would result in HOA due increases due to lack of funds.
- Board and community members requested some sort of system like stickers put on furnaces or on the inside of crawl spaces doors to show the service date. Plastic envelope that hangs with the dates of any services done in crawl spaces.
- Board member also suggested the ducts be cleaned once a year and that we should add this in the HOA docs as an action item for homeowners like we like we do for fireplace cleaning
- Homeowners want to see a document of how much it would cost to have the furnace filters changed out more often, provide bid.
- Homeowners complaining that the response time from Rowcal care team is way longer than 24 hours.
  - o Please note that homeowners should be contacting the care team and the board deals with Kayla
  - o There is a big issue with homeowners and even board knowing what is being done and when...like how do we know our furnace filters have actually been changed without going down and pulling it out to look at it...there is a lack of trust from community that things are getting done

- The gate: we have been going back and forth with multiple companies / the ground loop which is under the asphalt is broken, we have multiple bids to change the sensor system that is above ground so we are working through that, it has taken a long time, multiple bids we hope to have in 2 weeks, a decision needs to be made on gate.
- Special assessments: when will we know when another one is coming? Board hasn't decided on anything yet, so the assessments are coming in for the next roof, we have an adjusted price and is within what we are bringing in with the assessment. We will have one roof left after this one.
- Owners left to pay the assessment ....
- we have so much left to do so expect another assessment. We will let you know what is coming and when as soon as we know. Kurt suggested starting putting \$100 / mo away so when assessment comes it isn't such a hit to our pocketbooks. Assessments are based on bids.

Nutcracker show at the ENT center brought up by Christine in honor of the holidays  
Windows cleaner and Rental car

What happened to siding? It is a third priority, one is the roofs and the asphalt parking lot and paths and lighting