

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
May 7, 2019

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
Kurt Schroeder	Secretary
Al Paton	Treasurer
Shaun Dougherty	Director at Large
Derek Patterson	Property Manager

Owner's Forum:

Comments were taken from the members present.

Information and pricing will be sought to possibly add a new bear proof dumpster.

Hearings:

There were no hearings.

Secretary's Report:

The April meeting minutes were approved as submitted.

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

The current assets as of April are \$116,138.43. The Association was \$2,792.00 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.

A request was made to have a \$20.00 bank fee removed related to changing banks for the auto-pay feature. The request was approved 5-0 in favor.

Manager's Report:

The updated Top 10 list was reviewed.

There was continued discussion on proposed projects and the replacement of the six (6) remaining TPO flat roofs was deemed to be priority number one. Replacement costs were reviewed for the TPO roofs (estimated cost \$454,500), replacing the shake shingles on the Mansard roof areas (estimated cost \$277,500) along with other pricing/material options for the Mansard areas which were up to three times more money (DaVinci shingles and Standing Seam steel).

There was lengthy discussion on how many of the 6 roofs should be completed and over what period of time; if a Special Assessment should be imposed and if so, what payment terms and options may be offered. Input from the membership was taken. It was agreed that bids will be sought for 3 roofs (in order of current service condition, #8, #3 and #9) to see what the actual numbers will be, along with other anticipated costs to further pursue this project. It was further agreed that a Special Assessment will be imposed to pay for this project, estimated to be at \$3,500.00 per home.

Old / New Business:

A bid was reviewed to install a new pedestrian gate in the front perimeter fence, with a push-button lock. The bid was approved, and the gate will be located next to Building 2973.

A contract for snow removal services from Unlimited Landscape Services was reviewed. The contract was approved as submitted for the 2019-2020 season.

The yearly fire hydrant testing results were reviewed.

There being no further business adjourned at 7:31 p.m.



Derek Patterson
Property Manager