

Camelback Village Condominium Association
Board of Managers' Meeting Minutes
July 9, 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:

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|-----------------|-------------------|
| 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:

No requests were taken from the members present.

Ms. Hawkins presented updates on numerous community suggestions.

Secretary's Report:

The May meeting minutes were approved as submitted.

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

The current assets as of May are \$116,343.45. The Association was \$4,405.00 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.

Old / New Business:

Bestway Disposal submitted a bid to provide a new bear resistant trash enclosure, determined to be 4-cubic yards in size. The concern is if the unit can have wheels as the truck is a front-load type and will need to be driven up to directly. A location has been determined and it is unknown if the area can be fully fenced around the unit.

Requests for a re-roofing proposal on three buildings were issued to six contractors and three responded with bids. There was lengthy review and discussion on the scope of work and details provided in each bid. Material and color options were reviewed. Mr. Patterson provided pricing on the Special Assessment totals for each bid, including a 10% addition for unknown repairs/rotted decking and pricing for extending the 10-year warranty to 20-years. After discussion, it was unanimously agreed (5-0) to approve the bid from Cheyenne Mountain Roofing; the Special Assessment amount will be \$2,600.00 per owner, posted on August 1, 2019 with a paid if full date of February 2, 2020. Due to the timing of collecting the assessments, the work will not be completed until the spring of 2020. Mr. Patterson will inquire into any pricing increases for 2020 or if a deposit can be paid now on the materials to lock in the current pricing.

Bids were reviewed for the 2019-2020 Paint Cycle. The wood repairs prior to painting were approved. Warranty details will be sought from one contractor before deciding on the painting company.

The updated Owner Directory was reviewed with changes being noted.

Hearings:

Mr. Patterson stated a hearing will be held for 2901 B where the owner responded but was not able to attend the meeting; and due to personal information being disclosed, the Hearing will be held in private. The Board considered an initial \$50.00 assessment fine, \$50/day fines beginning from June 30th (compliance date) and possible future penalties for not removing personal property from two garages. A photo of one of the garages was reviewed. It was unanimously agreed to place the initial \$450.00 in fines in abeyance and provide a final compliance date of August 4, 2019 to have both garages clear of personal storage. If she complies, no fines will be imposed; if not, the original amount will be posted, and a new \$50/day fine will begin and continue until such time compliance is met.

The owner of 2927 B responded to a request for updates on the front entry ramp and how long it is required. The owner asked for two more months which was approved.

There being no further business adjourned at 7:52 p.m.



Derek Patterson
Property Manager