

CAMELBACK VILLAGE CONDOMINIUM ASSOCIATION

Board of Directors Quarterly Meeting Minutes

March 1, 2023

Kurt Schroeder President
Lauren Hawkins Vice President
Mark Enell Treasurer
Aimee Haywood Secretary
Robin Guinan Director at Large

The quarterly board meeting for the Camelback Village Condominium Association was held on March 1, 2023 at 2959 Mesa Rd in Colorado Springs CO, 80907. The meeting was called to order at 4:03PM. Quorum was established. Members present were Kurt Schroeder, Lauren Hawkins, Mark Enell, Aimee Haywood, and Robin Guinan. Tammy Bannister and Andrew Knarr of Olive Real Estate were also present.

Open Forum

- The snow removal vendor work practices are lacking. Management will reach out to the vendor to discuss changes to the removal process and ask them to manage their time better. Specifically, they will be asked to plow once instead of plowing, shoveling, and then reploting.

APPROVAL OF PRIOR MEETING MINUTES

- August 29, 2022 Board Meeting Minutes – **Motion Made, Seconded, and Approved**
- November 8, 2022 Organizational Meeting Minutes- **Motion Made, Seconded, and Approved**

TREASURER'S REPORT

- Monthly financial statements:
 - Tabled until the current financials could be obtained

COMMITTEE REPORTS

- None

UNFINISHED BUSINESS

- Pedestrian Gate: Robin will lube and grease the gate wheels to fix the issue.
- Loan Update: This matter was tabled until the next meeting

BUSINESS CONDUCTED WITHOUT MEETING

- The following actions were taken outside of a Board Meeting. The approvals were unanimous.
 - 2941 Doorbell Modification Request
 - 2979 Water Heater Replacement Request
 - Vehicle Towing Vendor Change
 - Snow Removal Tolerance Threshold Change

NEW BUSINESS

- Forensic Audit Results: The audit report and recourse options were discussed. This matter was tabled until the Board can find correspondence with the previous management company regarding fund use and allocations.

- Owner Maintenance Requests:
 - 2959 Fence and A/C Replacement Request:
 - Robin will investigate the gate/fencing issue and fix it if possible.
 - The A/C replacement request was tabled until a bid is received.
 - 2983 Exterior Lighting and Electrical Concerns:
 - Kurt and Robin will investigate the electrical components and determine the source of the issues.
 - 2983 Back Door Splintering and Common Area Hallway Cleaning
 - Robin will paint the door, assuming there is paint.
 - Hallways are a maintenance responsibility of the residence
 - 2969 Deck Maintenance
 - Due to a lack of funding, this request was rejected for the time being. The request will be revisited once funds are available.
 - 2931 “No Truck Parking” Sign Replacement
 - The Association took the sign down to open up the parking lot and it will not be replaced.
 - 2917 and 2921 Porch Lighting
 - Kurt will investigate the breaker and bulbs
 - 2927 Exterior Lighting
 - This matter was tabled until additional information can be gathered
 - 2935 and 2941 Handrail Replacement
 - This matter was tabled until bids can be received to secure or replace the loose handrail
 - 2937 North Gate Lock Issues and Common Area Weather Stripping Request
 - Amy will investigate the door weather-stripping situation and will send management a picture of the problem
 - This matter was tabled until bids are received to replace the wheel components
- Noise Violation Policy
 - After discussing a recent noise complaint, the Board decided to issue a violation notice to the owner and tenant of the unit that caused the disturbance after quite hours.
- A Dumpster Day/community cook out was discussed. This was tabled until funds become available
- Address Demarcation for Unit/Garage
 - The Board discussed the matter and decided to add the request to the community survey they are working on. This matter was tabled it until funds become available and feedback is received.
- Community Approved Vehicles Discussion
 - The Board discussed the policy and current interpretations of the rule in its current form. It was established that sleeper vans with commercial messages or branding on them are not allowed in the community. Management was instructed to issue a violation for the known violator in the community.

Next Meeting:

- The next monthly Board meeting will be held once we learn more about the loan request

Adjournment:

- With no further business to come before the Board the meeting was adjourned at 5:50PM