

Camelback Village Condominium Association

Board of Directors Meeting Minutes

May 17, 2023

The Board meeting for Camelback Village Association was held on May 17, 2023 at 2959 Mesa Rd. The meeting was called to order at 6:13PM. Quorum was established. The present Board Members were Kurt Schroeder, Lauren Hawkins, Robin Guinan, Mark Enell, and Aimee Haywood. Olive Real Estate was represented by Tammy Bannister and Andrew Knarr.

Open Forum:

- A community BBQ, tree trimming planning, and new trash bin collection sites were discussed but no action was taken.

Secretary's Report:

- A motion was made to approve the meeting minutes for the April 18, 2023 Board Meeting. This motion was seconded, and it passed unanimously.

Treasurer's Report:

- The April Financials were received. Management will follow up on expense discrepancies with the natural gas, irrigation, and utility expenses
- Delinquencies were also discussed. The Board decided that the late fees should be waived for all but one Owner that is habitually behind on payments.
- Management will ask the accounting team if they can separate Assessment due dates from Special Assessment due dates and see if the Special Assessment funds can be added to an interest-bearing account.

Business Conducted Without Meeting

- Foundation Professionals bid to repair the buildings at 2953 and 2963 Mesa foundations were unanimously approved. Work on the foundations should commence immediately

Unfinished Business

- The Board will move forward with the Membership survey and have added questions pertaining to the governing doc revisions, general knowledge on the existing rules, and trash collection.
- The discussion regarding Capital Reserve fees for new Owners was tabled until the Membership survey can be conducted.
- The violation policy discussion was also tabled until the Owner's survey feedback can be obtained.

New Business:

- The bank loan was discussed.
 - The Board identified the maintenance priorities and discussed how those issues should be addressed. This was tabled until the plan could be solidified, and Owners can express their thoughts on the matter.
 - Management discussed their "Project Management Fee" for the upcoming projects. This was tabled until the Board can discuss it further.
 - The Owners will begin paying the loan payments as of July 1, 2023. Management will notify the Owners.
 - The next Board meeting will be open to the Owners to share their input on the project plan.
- There was a discussion regarding the entrance gate being open on Tuesday's. Due to a recent incident with a homeless person, the Board decided that the gate should not remain open on Tuesdays
- AMT's bid to clean out street plumbing twice a year was approved unanimously
- Unit 2935-A's gutter issue was tabled until it can be incorporated into the ongoing maintenance plan.
- 2969's hot water proposal was tabled until the bid can be reviewed. Management will reach out to the legal team to confirm if Owners can be responsible for the cost of maintaining a furnace
- Management will reach out to an electrician and ask for a bid comparison to see if the Association should replace or repair the electrical lines throughout the property.

- Management will ask follow up questions to the stucco vendors about the use of acrylic stucco, the warranty period, weather concerns, and project timelines.

Adjournment:

- With no further business to come before the Board the meeting was adjourned at 8:02PM

Next Meeting” May 31, 2023