



c/o Association Services, Inc. (ASI)
1250 Ironwood Drive, Suite 330
Coeur d'Alene, ID 83814
(208) 676-8626 – direct
(208) 676-8603 - fax

Camden Place HOA – Board of Directors Meeting

Thursday, April 12th, 2012; 5:30PM
1250 Ironwood Drive, Coeur d'Alene, Idaho
Conference Room – 3rd Floor

Attendance:

Andrew Culver
Michael Cashon
Neil Krause
Zak Adams

ASI, Management Co.:

Jody Dion, CMCA

Call to Order: President Neil Krause called the meeting to order at 5:32 PM.

Minutes: The February 9, 2012 BOD Meeting Minutes were reviewed and approved. Michael Cashon made a motion to accept the minutes as presented. Zak Adams seconded the motion. Motion passed unanimously.

Financial Reports: ASI provided February & March 2012 Financial Reports on behalf of the association. It was reported that the operating account had \$7,291.69 as of March 31, 2012. The balance in the reserve account was \$5,002.14; and the balance of the Snow Reserve account was \$1,200.11. Combined bank balances as of March 31, 2012 were \$13,493.94. This represents a 54.6% increase from this time last year. Total assets as of March 31, 2012 were \$15,343.66, a 73.4% increase from this time last year.

The board reviewed delinquent accounts. Neil Krause made a motion to begin the process of taking a grossly delinquent homeowner to small claims court. Michael Cashon seconded the motion. Motion passed unanimously.

Subsequent to the meeting, by email it was decided to send this owner to collections rather than pursue small claims. With Board approval, the delinquent owner in question was sent to collections on April 24, 2012.

It was agreed to take another out-of-state owner's account back from collections and perform a preliminary title search on the property listed in his name. Once confirmed, letters would be sent to all known addresses regarding legal action pending.

Subsequent to the meeting, it was discovered that the provisions of the warrantee deed prohibit the home from being rented. This was included in the letters sent to the property owner.

Completed June 15, 2012.

Michael Cashon recommended that money be budgeted for legal fees beginning in the October 2012 Budget.

Old Business:

Resignation - The board accepted the resignation of Secretary Alicia Strange. Zak Adams elected to Secretary.

ATV Incident - After the snow melted, it was discovered that the ATV incident left no damage to the swale.

Tree & Grass Replacement - A fallen tree at Lansdowne and 12th as well as some sod at Lansdowne and 16th will be replaced.

Insurance Policy Changes - Jody Dion explained changes in the Association's new insurance policy issue by the company to offer enhanced coverage for community associations. The changes will have little impact on the association. Rates will increase \$22/year.

Neighborhood Watch – No Report.

New Business:

Annual Meeting - The July 17th Annual Meeting of the Members will be held at Templin's in Post Falls.

Construction Hazard - There is a concrete/rebar structure in the lot on the corner of Fenway and Ewell. It is a safety hazard and Neil Krause will be contacting Copper Basin to have it removed.

HOA Assessment Fees - Andrew Culver mentioned the possibility of lowering association dues in the next fiscal year. It was agreed that this option would be considered.

Community Event - Zak Adams suggested a community event in order to build relationships and raise awareness for the Annual Meeting. It was decided that a Community Yard Sale will be held on June 30th from 8:00 a.m. to 4:00 p.m., with a BBQ immediately following. Zak will be responsible for creating a flyer to be mailed to owners in their monthly statement.

Executive Session: The board did not go into executive session.

Adjournment: Michael Cashon made a motion to adjourn the meeting; Andrew Culver seconded the motion. Meeting was adjourned at 6:38 PM.

Meeting Minutes respectfully submitted by Zak Adams, Secretary and Jody Dion, HOA Manager.