



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, June 28th, 2012; 5:30PM
1250 Ironwood Drive, Coeur d'Alene, Idaho
Conference Room – 3rd Floor

Attendance:

Andrew Culver
Michael Cashon
Zak Adams

ASI, Management Co.:

Jody Dion, CMCA

Call to Order: President Andrew Culver called the meeting to order at 5:31 PM.

Minutes: The April 12, 2012 and June 13, 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 May 2012 Financial Reports on behalf of the Association. It was reported that the operating account had \$7,943.60 as of May 31, 2012. The balance in the reserve account was \$5,377.14; the balance of the Snow Reserve account was \$1,700.11. Total assets as of May 31, 2012 were \$17,763.31. This is a 61% increase from this time last year.

Quarterly transfers to the Reserve and Snow Reserve Accounts were completed as budgeted.

The Board reviewed delinquent accounts. It was decided that a letter would be sent to Bank of America informing them of the delinquent status of one of the homeowners and their violation of a Second Home rider associated with their mortgage.

It was also decided that another delinquent home owner would be sent a reminder to make extra payments in order to catch up on their past due fees.

Michael Cashon made a motion to accept the May 2012 Financial Reports as presented. Zak Adams seconded the motion. Motion passed unanimously.

Old Business:

Community Yard Sale /BBQ – The June 30th Neighborhood Yard Sale and BBQ is going forward as planned. Zak Adams will gather the following supplies: yard sale signs, hamburgers, hot dogs, buns, condiments, forks/napkins and plates. He will be reimbursed by the Association for these expenses.

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Tree & Grass Replacement - ASI will check with Beau's Landscaping on the status of some lawn repair near Lansdowne and 16th and the replacement of a tree near Lansdowne and 12th.

Construction Hazard – Concrete/Rebar at Fenway and Ewell on a construction site poses a hazard to local children. Rebar has been cut down but hazard remains. ASI to contact Copper Basin for status.

HOA Assessment Fees - It was decided that a decision on whether or not to lower HOA dues would wait until the preparation of next year's budget in October 2012.

Michael Cashon made a motion to transfer any funds over \$4,000 from the Operating Fund to the Reserve Fund and to earmark \$1,000 in Operating for future legal expenses. Zak Adams seconded the motion. Motion passed unanimously

Annual Meeting - The July 17th Annual Members Meeting will be held at Templin's in Post Falls. Agenda for the meeting was approved by the Board.

New Business: There was no new business.

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

Adjournment: Michael Cashon made a motion to adjourn the meeting; Zak Adams seconded the motion. Meeting was adjourned at 6:23 PM.

Meeting Minutes respectfully submitted by Zak Adams, Secretary.