



c/o Association Services, Inc. (ASI)
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Meeting of the Members – Camden Place ELECTIONS

Wednesday, July 14, 2010
Best Western, Coeur d'Alene Inn
Coeur d'Alene, ID 83814
6:00 – 7:00 PM

Call to Order: Meeting was called to order by Linda Davis, Representative of Copper Basin (Declarant of the Homeowner's Association).

Quorum: Sherry Lenarz with Association Services, Inc. (ASI) announced that a quorum had been established to officially move forward with the meeting of the members.

Common Areas: Linda Davis gave an update on the common areas. It was reported that twenty (20) trees along Lansdowne and Fenway were replaced due to damage done by the previous landscaper which caused them to die. Other trees that were not dead were also replaced as it was a matter of time before they died as well. It was announced to the owners that the replacement of the trees was paid for by the developer and not the HOA. Linda went on to report on what the HOA is currently paying for as far as the landscape maintenance for the Association:

- Mowing & trimming - weekly – 28 weeks per season
- Fertilizing - three (3) times per year
- Tree and plant care
- Spring and fall clean-up
- Irrigation repairs, backflow prevention test, etc.

Linda asked that owners report any broken sprinklers to ASI immediately.

The maintenance of the private roads was discussed. Camden Place has approximately 27,265 sq. ft. of private roads and resealing is recommended every 3-4 years, depending on the severity of the winters and number of times the plows are used on the roads. At today's rates, the resealing of the roads would cost the Association approximately \$3,400.

As for the fence, a lifetime guarantee was provided by North Idaho Fencing on the fence materials. Any tampering to the fence, human damage and severe wind storms, etc. would not be covered under the warranty.

Financial Report: Sherry Lenarz provided the Y-T-D Financial Report on behalf of the Association. It was reported that the Association collected \$6,215.00 in income and had \$5,208.22 in expenses as of June 30, 2010. The current balance sheet as of June 30, 2010 showed \$3,494.44 in the operating account. It was also reported that \$5,148.00 of 2010 assessment fees were collected in 2009 at the closing of some of the properties.

Minutes of Special Meeting of the Members
July 14, 2010
Page 2

As of July 11, 2010 – the Association A/R Aging Report showed a balance of \$2,393.45 in uncollected assessment fees from owners. It was explained that past due statements are being sent, as well as 1st, 2nd and final notices. Some owners are in jeopardy of having a lien filed against their property.

Election of 2010-2011 Board Members:

By voting of secret ballot, the following members were elected to the Board of Directors:

Michael Cashon
Andrew Culver
Neil Krause
Alishia Strange
Amanda Wilson

Congratulations to the newly elected Board of Directors!

The new Board was asked to stay after the meeting was adjourned to schedule a meeting of the Board.

Adjournment: Meeting was adjourned at 7:05 p.m.

Meeting minutes prepared and submitted by Sherry Lenarz, CMCA, AMS.