



c/o Association Services, Inc. (ASI)
1250 Ironwood Drive, Suite 330
Coeur d'Alene, ID 83814
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Camden Place HOA - Board of Directors Meeting

Thursday, July 22, 2010
1250 Ironwood Drive, Suite 330
Coeur d'Alene, ID 83814
5:30 PM

Attendance:

Michael Cashon
Andrew Culver
Neil Krause
Alishia Strange
Amanda Wilson - Absent

Management Co.:

Sherry Lenarz - ASI

Call to Order: Meeting was called to order at 5:40 p.m.

Financial Report: Sherry Lenarz provided the June 2010 financial report on behalf of the Association. It was reported that the operating account had \$3,157.31 as of June 30, 2010. Total expenses paid in June totaled \$1,320.50. The board reviewed the delinquent accounts and the foreclosed property. ASI indicated that they are in contact with the lender on the foreclosed property and have mailed out past due statements to them. One property is grossly in arrears; the board approved that the final letter be sent indicating that a lien is pending.

Andrew Culver made a motion to approve the June 2010 financials. Michael Cashon seconded the motion. Motion passed by all.

Election of the officers:

The following officers were elected by the Board of Directors –

Neil Krause – President
Andrew Culver – Vice President
Michael Cashon – Treasurer
Alishia Strange – Secretary
Amanda Wilson – Director

Common Areas: Neil Krause indicated that the sign at the corner of 16th Avenue and Lansdowne was down. ASI will contact the City of Post Falls to have it replaced or repaired.

Irrigation system: It was noted that the irrigation system at the entrance into Camden Place runs for a long period of time. ASI will contact Beau's Landscape to meet with Neil Kraus to review the situation.

Parking: There was discussion about residents and guests parking along the eastside of Brookhaven which is not designated for parking. Also, the overflow parking at the end of Kauffman and Arlington is for guest parking only. The Board asked ASI to send out a notice

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to remind owners and guests of the parking restrictions with the August invoices.

Weeds: It was noted that there were homes that are in violation of the City of Post Falls ordinance due to the tall weeds in the back, front and side yards. Due to fire danger and potential liability, Neil Krause said he would talk with the City to find out what can be done.

Website: Andrew Culver spoke to the board on getting a website up for both the board and owners to utilize. The CC&Rs and By-laws would be posted to the website for owners to retrieve; e-mail addresses for the Board members would be set up so residents are able to communicate with and report violations, etc. to the Board. The fee would be \$200.00 for set-up and registration of the domain name. Mike Cashon made a motion that a website to be set-up for the Association. Alishia seconded the motion. Motion passed by all.

Article of Incorporation & By-Laws: Due to the new Board of Directors of the Association, ASI provided a *drafted* copy of the Articles of Incorporation for the Board Members to review and discuss at the August Board of Directors meeting.

Adjournment: Meeting was adjourned at 7:15 p.m.

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