



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

Thursday, August 26, 2010
1250 Ironwood Drive – Conference Room
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 5:35 p.m.

Minutes: The July 22, 2010 BOD Meeting Minutes were reviewed. Michael Cashon made a motion to accept the Minutes as presented. Andrew Culver seconded the motion. Motion passed by all.

Financial Report: Sherry Lenarz provided the July 2010 Financial Report on behalf of the Association. It was reported that the operating account had \$4,024.92 as of July 31, 2010. Expenses paid in July totaled \$1,682.22.

The board reviewed the delinquent accounts and the foreclosed property. ASI informed the Board that there was a sale pending on the property at 1412 Brookhaven which is owned by the Secretary of Housing & Urban Development (HUD). HUD paid all past due and current assessment fees through September 2010.

The A/R Aging report was further reviewed by the Board and discussion was made as to appropriate repercussions for owners failing to pay monthly assessment fees. Sherry explained that the Association can file a lien against the property of owners who fail to pay after the 1st, 2nd and final notices have been sent. Also, in accordance with the CC&Rs, the board may pursue other remedies available under the law, such as small claims court, collections or turning accounts over to legal counsel if a lawsuit needs to be filed. Owners will incur late fees, interest, additional costs and attorney's fees in the event of delinquency.

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

Old Business:

The Board members reviewed the initial draft of the by-laws that ASI prepared. The following items were discussed and approved for amendment:

- **Notice of Annual Meeting** – Notification should be fourteen (14) days vs. seven (7) days.

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- **Board of Directors** – Establish staggered terms for the Board of Directors and all Board Members must be in good standing (current on assessment fees and with no violations).
- **Vacancies** - An Officer can be removed by super majority of the Board of Directors at a board or special meeting.

Article of Incorporation: The Articles of Incorporation were reviewed and accepted by the Board and ASI was instructed to file with the State of Idaho.

Irrigation (Common Area): Neil Krause met with Beau's Landscape and Lawn Service to discuss adding an additional clock and valve to the irrigation system at the entrance to Camden Place. This is needed due to the lack of water to a section of the common area. The fee for installation would be \$415.00. Due to shortness of funds, it was agreed by all Board Members to have the addition to the irrigation system installed in the spring of 2011. Beau's Lawn and Garden will guarantee the quote until then.

Website: All board members congratulated Andrew on a great job in getting the website up. The possibility of adding PayPal to the website was discussed should owners want to make their monthly payments on-line. Adding this feature would not be a cost to the Association as owners using PayPal are charged an additional fee for the convenience.

New Business:

Snow Removal: A bid was received from Beau's Lawn and Garden for 2010-11 snow removal. The Board made a motion to accept the bid of \$85.00 per plow for 3-4" of snow. Accumulation over 4" will be \$100.00. Neil agreed to work with Jason on the arrangements and timing on the plowing of the snow.

Adjournment: Meeting was adjourned at 7:00 p.m.

Meeting minutes prepared by Sherry Lenarz; reviewed by Alishia Strange, Secretary.