



c/o Association Services, Inc. (ASI)
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Camden Place HOA - Board of Directors Meeting

Thursday, February 3, 2011
1250 Ironwood Drive – Conference Room
Coeur d'Alene, ID 83814
5:30 - 6:30PM

Attendance:

Michael Cashon
Andrew Culver
Neil Krause
Alishia Strange

Management Co.:

Sherry Lenarz - ASI

Call to Order: Meeting was called to order at 5:29 p.m. by Neil Krause.

Minutes: The November 19, 2010 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 December 2010 Financial Report on behalf of the Association. It was reported that the operating account had \$5,590.23 as of December 31, 2010. Expenses paid in December totaled \$1,642.46.

It was brought up that we may need to budget for electricity to run the sprinklers in the common areas. The HOA was made aware that the water bills, in the past, had been paid by Copper Basin. All future water bills will be the responsibility of the HOA. It was anticipated the annual cost would be \$3,000 a year. This has now been added to the 2011 budget. We will ask our HOA members to help keep us informed if there are any broken sprinkler heads in need of replacement. Andrew Culver made a motion to approve the December 2010 Financials. Michael Cashon seconded the motion. Motion passed by all.

Old Business:

Group Picture: We will take our group picture March 31st at the scheduled HOA meeting.

New Business:

Ross Point Water Usage 2010: The Association used 3.4 million gallons of water in 2010. Totaling \$4,503.26. We added a budget for water usage.

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2011 Budget Review: Water usage of \$3,000 was added to the 2011 budget. There may also be need a budget for electricity to run the sprinkler systems. Neil Krause will look into it further.

Snow Removal: The association has received multiple complaints regarding the snow removal and damage to yards. The vendor we have contracted will repair any damage they caused to yards, the homeowners just need to inform the HOA of the problem.

D&O Insurance: Sherry Lenarz will keep searching around for insurance; we will re address this issue at the March 31st meeting.

EXECUTIVE SESSION:

The Board of Director's moved into Executive Session at 6:00 p.m.

The Board of Director's came out of Executive Session at 6:05 p.m.

Neil Krause made a motioned to send a delinquent owner to collections for unpaid monthly assessment fees that were over twelve (12) months in arrears. Michael Cashon seconded the motion. Motion passed by all.

Adjournment: The meeting was adjourned at 6:07 p.m.

Meeting minutes prepared by Alishia Strange, Secretary;