



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

Thursday, February 9, 2012  
1250 Ironwood Drive, Coeur d'Alene, Idaho  
Conference Room – 3<sup>rd</sup> Floor  
5:30 PM

**Attendance:**

Michael Cashon  
Andrew Culver  
Neil Krause  
Alishia Strange - Absent  
Zak Adams

**ASI, Management Co.:**

Jody Dion, CMCA

**Call to Order:** President Neil Krause called the meeting to order at 5:29 PM.

**Minutes:** The November 10, 2011 BOD Meeting Minutes were reviewed and approved. Michael Cashon made a motion to accept the minutes as presented. Andrew Culver seconded the motion. Motion passed unanimously.

**Financial Reports:** ASI provided November & December 2011 and January 2012 Financial Reports on behalf of the association. It was reported that the Operating Account had \$6,030.86 as of January 31, 2012. The balance in the Reserve Account was \$5,001.51; and the balance of the Snow Reserve Account was \$200.02. Combined bank balances as of January 31, 2012 were \$11,232.39.

Jody Dion reported that \$250.00 in Lien Filing Fees were incurred in January. There was also a bounced assessment fee check. The issue has been resolved, but there was a \$4.00 bank charge incurred; this fee was passed on to the homeowner.

Jody Dion reported that deposit slips and a new endorsement stamp need to be purchased in February for approximately \$31.00. The Board of Directors authorized the expense.

Michael Cashon moved to have \$1,000.00 transferred from the Operating Account to the Snow Reserve account. Andrew Culver seconded the motion. Motion passed unanimously. Transfer Completed 2/17/2011.

It was decided that board members are not required to keep financials past the current year within their binders; ASI will keep past records. Also, much of the financial materials will be solely distributed through email except for those needed for review at BOD meetings.

**New Business:**

ATV Incident - A person driving an ATV got stuck in one of the Camden Place storm drains. The driver was arrested on drunken driving charges. There was no damage to the surrounding rock and possible grass damage cannot be ascertained until the snow melts. Neil has a copy of the police report should we need to approach the driver for repairs. *Action Item: Neil to evaluate damage in the spring and report back to BOD. Also, sprinkler system will need to be inspected upon start-up.*

Landsdowne Trees - The 3<sup>rd</sup> tree in from 12<sup>th</sup> Street on Landsdowne was run over by a vehicle. It will need to be replaced.

Insurance Policy - There is an upcoming change in the insurance policy. The specifics of the change will not be known until March 1<sup>st</sup>. This issue will be added to Old Business at the next meeting. *Action Item: Jody to contact Sue Breesnee to review the changes when policy is received. Completed.*

Neighborhood Watch - Two people expressed interest to Neil Krause in a Neighborhood Watch program. It has been put on the backburner and will be brought up again in the spring. BOD discussed possible Owner's Notice in April or May to include with invoices to generate interest.

Other New Business - Michael Cashon requested an updated owners list. *Action Item: ASI to prepare and provide an updated owners list.*

**Executive Session:** The board reviewed the delinquent accounts. ASI reported that there were currently nine (9) delinquent accounts as of February 9, 2012. Only five (5) accounts were more than 90 days in arrears; one had been sent to collections, two had liens filed in December 2011, and first or second delinquent letters have been sent to three of them.

**Adjournment:** Michael Cashon made a motion to adjourn the meeting; Andrew Culver seconded the motion. Meeting was adjourned at 6:26 PM.

*Meeting minutes respectfully submitted by Zak Adams, Director and Jody Dion, Account Manager.*