



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

Thursday, August 16, 2012  
1250 Ironwood Drive, Coeur d'Alene, Idaho  
Conference Room – 3<sup>rd</sup> Floor  
5:30 PM

### **Attendance:**

Kim Listoe  
Andrew Culver  
Neil Krause  
Zak Adams

### **ASI, Management Co.:**

Jody Dion, CMCA

**Call to Order:** President Andrew Culver called the meeting to order at 5:44 PM.

**Appointment of Director:** Zak Adams made a motion to accept Neil Krause as a member of the board of directors. Kim Listoe seconded the motion. Motion passed unanimously.

**Minutes:** The June 28, 2012 BOD Meeting Minutes were reviewed and approved. Neil Krause made a motion to accept the Minutes as presented. Zak Adams seconded the motion. Motion passed unanimously.

**Financial Reports:** ASI provided July 2012 Financial Reports on behalf of the Association. It was reported that the Operating Account had \$3,998.20 as of July 31, 2012. The balance in the Reserve Account was \$8,344.66; and the balance of the Snow Reserve Account was \$2,200.32. Total assets as of July 31, 2012 were \$18,466.12. This is a 59% increase from this time last year.

### **Old Business:**

**Trees** - There is a single common area tree that will be replaced in the fall of this year in order to ensure the Association gets the best price.

A quote for the pruning of common area trees by Beau's Land & Garden was reviewed. The total expense was \$350 plus \$12/yard of waste removal. Kim Listoe made a motion to accept the quote and schedule the work. Zak Adams seconded the motion. Motion passed unanimously.

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Construction Hazard - Officer Exley of the Post Falls Police was contacted about the concrete and rebar structure at the corner of Fenway and Ewell. He has informed us that his department will take care of it.

**New Business:**

Fence Repairs – Estimates for repairs to the vandalized fence are still coming in. ASI will email quotes to the board for approval.

A quote from Beau's Lawn & Garden to remove loose rock from around the common area fence to deter further vandalism was reviewed. The quote included the removal of large rock and soil and replacement with small gravel for \$1,565.00. The quote was put on hold for further discussion.

Sprinkler Repairs – A quote from Beau's Lawn & Garden to add a sprinkler in the S. Brookhaven swale was reviewed. The total expense for the addition is \$268.00 Kim Listoe made a motion to accept the quote and schedule the work. Zak Adams seconded the motion. Motion passed unanimously.

Site Inspections – Hiring ASI to do site inspection was discussed. Specific violations were identified for enforcement such as dead lawns, trash cans, sidewalk obstructions and parking. ASI mentioned that parking enforcement is best handled by a security company as immobilization or towing may be necessary for enforcement.

Neil Krause volunteered to change the direction of a "No Parking" sign on S. Brookhaven to face traffic.

Zak Adams volunteered to draft rules for guest parking on Kaufmann and Arlington based on a letter sent out by the board last year. The letter states that homeowners are not to use guest parking. The rules will stipulate that homeowners with guests utilizing those parking areas more than 14 days must notify ASI.

Fine Appeal Policy – A proposed policy for fines and appeals in effort to enforce Board Resolutions 1 and 2 was provided by ASI. The policy will be reviewed by the Board and discussed at the October 2012 BOD Meeting.

**Adjournment:** Neil Krause made a motion to adjourn the meeting; Zak Adams seconded the motion. Meeting was adjourned at 7:29 PM.

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