



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

Thursday, October 25th, 2012
1250 Ironwood Drive, Coeur d'Alene, Idaho
Conference Room – 3rd 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 5:34 PM.

Minutes: The August 16, 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 presented September 2012 Financial Reports on behalf of the association. It was reported that the Operating Account had \$2,213.83 as of September 30, 2012. The balance in the Reserve Account was \$8,345.69; and the balance of the Snow Reserve account was \$2,200.60. Total assets as of September 30, 2012 were \$17,243.36. This is a 56.8% increase from this time last year. Zak Adams made a motion to accept the Financial Report as presented. Kim Listoe seconded the motion. Motion passed unanimously.

Old Business:

Common Areas - President Andrew Culver reported that a tree and grass were replaced by Beau's Landscaping; a section of fence damaged by vandalism was repaired; and broken sprinklers were repaired.

Parking Resolution - Resolution 03 concerning parking was reviewed. Kim Listoe made a motion to approve the resolution. Neil Krause seconded the motion. Motion passed unanimously. First Security's proposal was reviewed and approved; ASI will contact First Security to set up monitoring of parking and enforcement effective January 1, 2013.

Fine/Appeal Policy - A Fine and Appeal Policy for parking and landscaping violations will be reviewed in the future.

Signature Cards - New signature cards have not yet been prepared.

New Business:

2013 Budget Review - A preliminary 2013 budget was reviewed. Zak Adams made a motion to remove the one thousand dollar line item for possible legal expenses and adopt the proposed budget with said changes. Neil Krause seconded the motion. Motion passed unanimously.

Snow Removal - Alpine's bid for snow removal for the 2012/2013 season was reviewed. Neal moved to accept the bid; Zak seconded the motion. Motion passed and the contract was approved.

There was discussion about storage of snow should there be a heavy snow accumulation. Neal volunteered to call Brian with Copper Basin to request permission to store snow on the vacant land if needed.

Landscape Vendor - President Andrew Culver reported that he is currently getting new bids from several landscape companies for the upcoming summer season.

HOA Management - It was brought to the board's attention that there is no current contract with ASI. Neil Krause made a motion to sign a new contract with ASI. Kim Listoe seconded the motion. Motion passed unanimously.

Adjournment: Neil Krause made a motion to adjourn the meeting; Zak Adams seconded the motion. Meeting was adjourned at 7:09 PM.

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