



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

Thursday, January 24, 2013
1250 Ironwood Drive, Coeur d'Alene, Idaho
Conference Room – 3rd Floor
5:30PM

Attendance:

Andrew Culver
Kim Listoe
Zak Adams

ASI, Management Co:

Jody Dion, CMCA

Call to Order: President Andrew Culver called the meeting to order at 5:31 PM.

Minutes: The October 25, 2012 BOD Meeting Minutes were reviewed and approved. Zak Adams made a motion to accept the minutes as presented; Kim Listoe seconded the motion. Motion passed unanimously.

Financial Reports: ASI presented December 2012 (year-end) Financial Reports on behalf of the association. It was reported that the Operating Account had \$1,685.65 as of December 31, 2012. The balance in the Reserve Account was \$7,596.75; and the balance of the Snow Reserve account was \$3,200.93. For a total of \$12,483.33 in cash on hand. This is a 21.3% increase from this time last year.

A couple of accounts are still past due; one is in bankruptcy and another in probate. ASI recommended that a lien be filed against the property in probate as a matter of procedure and to keep the HOA apprised of the property status. Zak moved that the lien be filed for uncollected assessments; Kim seconded the motion. Motion passed unanimously.

One account that was referred to collections is making payments. ASI will continue to work the delinquent process.

Zak Adams made a motion to accept the Financial Report as presented. Kim Listoe seconded the motion. Motion passed unanimously.

Old Business:

Common Areas - Nothing to report.

Landscape Vendor – Andrew is waiting for a couple of bids to compare with the current service.

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Fine/Appeal Policy – At the Board’s request, ASI had drafted a Fine & Appeal Policy similar to ones used successfully in other associations. While not wanting to be heavy-handed, the consensus was that adopting a policy would be prudent. Kim made a motion to adopt the policy as written so that it is available should it be needed in the future. Zak seconded the motion which then passed unanimously.

Parking Enforcement (First Security reports) - There is a large number of homes leaving garage doors open. This is a problem in many communities and is an invitation for trouble. The simplest preventative measure to take is to keep garage doors closed. “Don’t make it easy for the bad guys!”

Snow Removal – ASI had not received a bill for plowing as of the meeting. Other than a bit of damage to Zak’s yard, snow removal appears to be going smoothly. Yard will have to be evaluated in the spring to determine extent of damage.

Signature Cards – Board Members signed updated signature cards for all bank accounts.

New Business:

Schedule 2013 BOD Meetings – The following schedule of BOD Meetings was established and will be posted to the website. All board meetings will be held in the 3rd Floor Conference Room, hosted by Association Services (1250 Ironwood Drive), and will begin at 5:30PM unless otherwise notes.

- Thursday, March 21, 2013
- Thursday, May 16, 2013
- Thursday, July 11, 2013
- Thursday, September 19, 2013
- Thursday, November 21, 2013

The date and time of the Annual Meeting is tentative and official notice will be sent to all owners.

- Thursday, July 18, 2013, 6:00-7:00PM; Templin’s Resort

Community Yard Sale & Barbeque – Per homeowner suggestions at the annual meeting, the Board decided to commit this event to the same weekend each year. Zak made motion to hold the annual, community yard sale and barbeque the last Saturday of June each year. Kim seconded the motion. Motion passed unanimously. The May and June invoices will include notices to owners to save the date.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:40 PM.

Meeting Minutes respectfully submitted by Jody Dion, Account Manager.