



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

Thursday, May 16, 2013  
1250 Ironwood Drive, Coeur d'Alene, Idaho  
Conference Room – 3<sup>rd</sup> Floor  
5:30 PM

**Attendance:**

Neil Krause  
Zak Adams  
Kim Listoe

**ASI, Management Co.:**

Jody Dion, CMCA

**Call to Order:** President Neil Krause called the meeting to order at 5:24 PM.

**Minutes:** The March 21, 2013 Board Meeting Minutes and the April 17, 2013 Special Board Meeting Minutes were reviewed and approved. Kim Listoe made a motion to accept the minutes as presented. Zak Adams seconded the motion. Motion passed unanimously.

**Financial Reports:** Association Services prepares and emails Financial Reports including reconciled bank statements to the Board each month. The Board previously reviewed all financial reports prior to the meeting and there were no questions. As of April 30, 2013, bank balances were \$7,386.99 in the Operating Account; \$7,972.53 in the Reserve Account; and \$3,201.25 in the Snow Reserves. Two properties are grossly delinquent due to Probate and Bankruptcy. Neil Krause made a motion to accept the Financials as presented. Kim Listoe seconded the motion. Motion passed unanimously.

**Old Business:**

**Common Area – Streets** - Sweeping and seal coating the streets was discussed. Kim Listoe made a motion to sweep the streets this year and postpone the seal coating until next year. Zak Adams seconded the motion. Motion passed unanimously.

**Irrigation** - A possible irrigation split was discussed for the common area along Lansdowne from Fenway to 16<sup>th</sup> Street. This project has been discussed several times. Splitting the system would fix problems with water pressure at nozzles furthest from the water line. Expenditures for this project would come out of the capital improvement reserve. Neil Krause made a motion to move forward with the project. Zak Adams seconded the motion. Motion passed unanimously.

**Parking Enforcement** - Jody shared the latest report from First Security.

**Community BBQ** - The 2<sup>nd</sup> Annual Community Yard Sale and BBQ will be held Saturday, June 29, 2013. Advertising will be handled by ASI through the CDA Press and the HOA newsletter.

*MINUTES – Approved per July 11, 2013 BOD Mtg.*

Neil volunteered to buy supplies and food for the BBQ to be reimbursed out of the HOA BBQ budget. He will also be hand distributing flyers to residents. Zak offered to print color signs and attach them to the sides of the community mailboxes.

**New Business:**

Signs - There was a discussion about attaching "No Soliciting" signs to the "Camden Place" welcome signs at the entrance to the neighborhood in response to complaints by homeowners. Neil Krause made a motion to have the sign created and installed. Zak Adams seconded the motion. Motion passed unanimously.

Architectural Change Request – The Board received a request from owners to move their existing fence line. Upon review of the lot boundaries it was discovered that the area in question was common area belonging to the HOA. The request was denied on these grounds and the homeowners were notified.

**Adjournment:** Neil Krause made a motion to adjourn the meeting; Kim Listoe seconded the motion. Meeting was adjourned at 6:31 PM.

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