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**Camden Place HOA –Annual Meeting of the Members
Tuesday, July 17th, 2012; 6:00PM
Osprey Room, Templin's Resort
Post Falls ID, 83854**

Call to Order: President Andrew Culver called the meeting to order at 6:02 PM.

Quorum: Andrew Culver announced that according last year's amendment of the bylaws, a quorum had been established by the homeowners in attendance.

Minutes: The 2010 Annual Meeting Minutes were reviewed and approved. Michael Cashon made a motion to accept the minutes as presented. Homeowner Kim Listoe seconded the motion. Motion passed unanimously.

Financial Reports: Michael Cashon, Association Treasurer reported on the year-to-date financials. Michael explained the purpose of the HOA's road and snow reserves and announced that the association is on solid financial footing.

Homeowner Don Benson questioned whether fees for the removal of accumulated snow were included in the estimates when needs for the snow reserve were calculated. Michael responded that they were not. Homeowner Mindy Culver suggested that the snow might be placed on the empty land on Ewell St. and that a relationship with the landowner there would be advantageous to the HOA.

Michael also mentioned that the board had to adjust for the water bill from the City of Post Falls because it was misinformed that the City would be paying those costs.

Homeowner Justin Kretz asked where all the extra funds in the road reserve would go if future road resurfacing costs were less than estimated. Michael responded that due to the association's positive financial position, a reduction in monthly dues would be considered for the 2013 fiscal year.

Andrew Culver asked for a motion to accept the year-to-date Financial Reports as presented. Michael Cashon made the motion. Homeowner Don Benson seconded the motion. Motion passed unanimously.

Old Business: Andrew Culver announced that there was no old business.

New Business:

Election of Board Members: Andrew Culver opened the floor for nominations to the Board of Directors. Homeowner Kim Listoe was nominated by Michael Cashon. Homeowner Mindy Culver seconded the nomination. Kim was placed on the ballot.

Andrew also explained that the CC&Rs require that members appointed to the Board must also be approved at the annual meeting. Approval of Zak Adams appointment was also on the ballot.

By voting of secret ballot, the following members were elected to the Board of Directors:

Zak Adams (appointment approved)

Michael Cashon (re-elected)

Kim Listoe

Congratulations to the newly elected Directors!

Preliminary 2013 Budget: Michael Cashon commented on the preliminary budget for 2013. The new budget will include a line item for legal fees.

Homeowner Don Benson inquired as to what services our payment to Avista covers. Michael responded that the minimum fee that Avista charges covers electricity for the sprinkler system.

Neighborhood Watch Committee: Andrew Culver reminded the homeowners that Camden could start a Neighborhood Watch program if 50% of the homeowners agreed to be part of the committee and encouraged them to sign-up at the back.

Andrew also informed the homeowners of the website (www.camdenplacehoa.com) and the PayPal option for the payment of dues.

Open Forum: Andrew Culver invited the members to speak or ask questions of the board.

Homeowner Justin Kretz asked about what steps could be taken to exhort homeowners to keep up their front lawns. Michael responded that enforcement of rules is challenging and that the first, best course of action is to speak to your neighbors in person. Jody Dion, ASI, suggested that the board could discuss procedures for site inspections, violation & fine enforcement in the coming year. Putting rules into a resolution is the best way to make them enforceable.

Homeowner Mindy Culver asked if the community yard sale would be an annual event. The board replied that it would. Mindy suggested that it be held on the same weekend every year.

Door Prize: Frank Reed was the winner of the door prize drawing and will receive a credit for his August 2012 dues.

Adjournment: Andrew Culver made a motion to adjourn the meeting; homeowner Don Benson seconded the motion. Meeting was adjourned at 6:45 PM.

Meeting minutes respectfully submitted by Zak Adams, Secretary.