



c/o Association Services, Inc. (ASI)
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Camden Place HOA –Annual Meeting of the Members
Thursday, July 18, 2013; 6:00PM
Osprey Room, Templin's (Red Lion) Resort
Post Falls ID, 83854

Call to Order: President Neil Krause called the meeting to order at 6:00 PM.

Quorum: Neil Krause announced that according to the bylaws, a quorum had been established by the homeowners in attendance. He also thanked the homeowners for coming.

Minutes: The 2012 Annual Meeting Minutes were reviewed and approved. Kim Listoe made a motion to accept the minutes as presented. Homeowner Don Benson seconded the motion. Motion passed unanimously.

Financial Reports: Kim Listoe, board Treasurer, turned over the financial report to Jody Dion of Association Services, Inc.

Per the year-to-date financial reports previously sent to all homeowners in the annual meeting packet, Jody reported that on an accrual accounting basis, the HOA income as of June 30th was \$11,716.03; year-to-date expenses totaled \$7,769.55 with a net income of \$3,196.48. Per the balance sheet, the total balance of all bank accounts was \$17,547.82 reflecting an improvement of 16.8% from the same date last year. Jody further announced that the association is on solid financial footing.

Homeowner Don Benson questioned whether fees for the replacement of chipping sidewalks were being considered when preparing the budget. President Neil Krause responded that the board would be monitoring the sidewalks and taking them into consideration.

Old Business: Neil Krause reported that the common area sprinkler system was going to be split to improve irrigation. He reminded the homeowners that Camden can begin a Neighborhood Watch program with 50% owner participation required to begin the program. He also mentioned that while the community Yard Sale was reasonably successful, the BBQ was not and he was not likely to recommend that it be held in the future.

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New Business: Neil Krause opened the floor for nominations to the Board of Directors. There were no nominations.

Open Forum: Neil Krause invited the members to speak or ask questions of the board. *Homeowner Don Benson suggested that our landscapers trim the top 10” of the common area trees to encourage more lateral growth.*

Election of Board Members: By voting of secret ballot, the following members were elected to the Board of Directors for a three year term:

Neil Krause (re-elected)

Door Prize: Don Benson was the winner of the door prize drawing and will receive a credit for his August 2013 dues.

Adjournment: Neil Krause made a motion to adjourn the meeting; homeowner Don Benson seconded the motion. Meeting was adjourned at 6:25 PM.

Meeting Minutes respectfully submitted by Zak Adams, Secretary.