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Camden Place HOA –Annual Meeting of the Members
Thursday, July 31, 2014; 6:00PM
Post Falls Community Library
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 2013 Annual Meeting Minutes were reviewed and approved. Don Benson made a motion to accept the minutes as presented. Homeowner Jeff Kyser seconded the motion. Motion passed unanimously.

Financial Reports: Neil Krause turned over the financial report to Jody Dion of ASI. Per the financial reports through June 30, 2014, Jody reported that on an accrual accounting basis, the year-to-date HOA Income was \$11,815.42; YTD Expenses totaled \$9,384.87 with a net income of \$1,680.55. Per the Balance Sheet, the total balance of all bank accounts was \$19,597.11 reflecting an improvement of 11.7% from the same date last year. Jody further announced that the association is on solid financial footing.

Old Business: Common Area Report - Neil Krause reported that the snow removal for the community was being handled by Cody with Alpine Ridge Landscape. The board is planning on seal coating the streets in 2015 unless it is determined that this is not necessary. Several holes in the vinyl fence were going to be repaired and the irrigation system on the south side of the community along Lansdowne was being reviewed.

Neighborhood Watch / Security - Neil also mentioned that owners could sign up to be part of a neighborhood watch committee and mentioned that the security company that the HOA has hired is making weekly inspections of the community.

New Business: Board Election - Two Board Member positions were up for election. Zak Adams ran for reelection for a three year term (July 2017) and Jeff Kyser ran for election for a one year term (July 2015). There were no other nominations. Zak and Jeff were elected to those respective positions unanimously.

Zachary Batchelder's appointment to the Board earlier in the year was also unanimously approved by the members represented. Zachary's term will expire July 2016.

Ad Hoc Committee Report - Zak Adams reported on the recommendations of the Ad Hoc Committee and announced that community rules and regulations would be forthcoming concerning overflowing parking and snow removal, holiday decorations, architectural controls and an amended fine policy.

Open Forum: Neil Krause invited the members to speak or ask questions of the board.

Homeowner Frank Reed brought up a concern about the use of overflow parking for guests. Several residents with multiple vehicles consistently park in overflow parking. Zak Adams remarked that while using overflow parking for guests is ideal, it is hard to enforce. There may be signage put up in the future.

Homeowner Derrick Cox commented that due to the large number of small children in the neighborhood, the installation of speed bumps may provide additional safety. Neil Krause indicated that this would be looked in to.

Homeowner Jeff Kyser asked for some clarification on the irrigation system vandalism from earlier in Neil Krause's Old Business report. Neil mentioned that the control box was broken into and the sprinklers were turned off. This was remedied with a bicycle chain around the box. This year that was broken and the box was vandalized again. A new box is being purchased that will be more difficult to break into.

Homeowner Don Benson voiced his concern about the state of the concrete that was used in the community. He believes that the sidewalks are deteriorating and pose a safety liability to the community. Neil Krause indicated that he will inspect the concrete in question and look into the issue.

Door Prize: Derrick Cox was the winner of the door prize drawing and will receive a credit for his August 2014 dues.

Adjournment: Neil Krause made a motion to adjourn the meeting; homeowner Don Benson seconded the motion. Meeting was adjourned at 6:56 PM.

Meeting minutes respectfully submitted by Zak Adams, Secretary.