



c/o Association Services, Inc. (ASI)  
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**Camden Place HOA –Annual Meeting of the Members  
Tuesday, July 19, 2016; 6:00PM  
Post Falls Community Library  
Post Falls ID, 83854**

- I. Call to Order: The 2016 Annual Meeting of the Members was called to order by Vice President, Kim Listoe.
- II. Quorum: With five (5) members present and four (4) proxies received, a quorum was confirmed (see 1<sup>st</sup> Amendment to the Bylaws dated September 24, 2011).
- III. Review and Approval of the 2015 Annual Meeting Minutes: Kim asked for any edits or changes to the minutes. Scott Cook made a motion to accept the minutes as presented. Judy Beadle seconded the motion; motion passed.
- IV. YTD Financial Review: ASI presented the Financial Report as of June 30, 2016. The Association's accounts reflect the following balances as of June 30, 2016: Operating account = \$6,090.56; Road Reserve = 12,860.94; Snow Reserves = 3,203.33. Income and Expense YTD is \$2,253.62 and the Balance Sheet reflects Total Liabilities & Equity at \$21,299.38; this compares to June 2015 at \$20,827.19.
- V. Old Business:
  - a. Common Area Report:
    - i. Parking enforcement: With the approval of the 2016 Budget, the Board voted to terminate the contract with the security company. At this time the Board has the authority to manage and authorize towing of a vehicle not in compliance with the private street parking policy.
    - ii. Sprinkler System: The time clock failed this year and was replaced. The Board is considering a split system to make irrigation more efficient, reducing irrigation costs and flooding or overwatering.
  - b. Rules and Regulations: ASI reported that the Rules and Regulations adopted in 2015 were sent to all owners/residents. The new document was recorded with the Kootenai County Recorder's Office and will be include with the closing documents on any purchase or title transfer.
- VI. New Business:
  - a. Election of Board Members: ASI reviewed last year's appointments and clarified this year's ballot. The ballot had two portions. The first portion listed the appointed directors after the 2015 meeting: Derrick Cox (term expires 2018), Jeff Kyser (term expires 2018) and Kim Listoe (term expires 2018) and asked members to either vote to approve or disapprove of these appointments. The second portion listed Zachary Batchelder as a candidate for one (1) of the two (2) open positions. Kim called for nominations from the floor. Judith Beadle volunteered as a write-in candidate. Nominations were closed and the vote transpired. Derrick, Jeff and Kim were all

confirmed. Zach was elected to a three (3) year term (expiring 2019) and Judy was elected for the position vacated by Mark Chapin, a term that will end in 2017.

- b. Reserve Related Projects: ASI discussed the seal coating project of the private streets. The project is scheduled to take place in August and the expense paid for from the Reserve Fund. Notification will be made to all Owners and residents as we get closer to the scheduled date.

VII. Members' Open Forum:

- a. Comment on overgrown weeds at a specific residence – the Board will review.
- b. Comment on reserve funds and whether the association really understands what they are responsible for and the money it will take to manage these repairs and maintenance – the Board will take into consideration at a future Board meeting.

VIII. Adjournment: The meeting was adjourned at 6:38 p.m.

*Meeting Minutes respectfully submitted by ASI.*

Approved on 07/18/17