



Camden Place HOA, Inc.

c/o Association Services, Inc.
1250 Ironwood Drive, Suite 226
Coeur d'Alene, ID 83814
(208) 676-8626 – Office | (208) 676-8603 – Fax

Camden Place Homeowners Association, Inc.

Meeting of the Board of Directors

Tuesday, April 11, 2017; 5:30 p.m.
1250 Ironwood Dr., Coeur d'Alene, ID
Conference Room – 3rd floor #335

Meeting Minutes

Board Members in Attendance:

Jeff Kyser, President
Kim Listoe, Vice President
Zach Batchelder, Treasurer
Judy Beadle, Director

Board Members Absent:

Derrick Cox, Secretary

Management Co. (ASI):

Carrie Beals, Account Mgr

- I. **Call to Order:** Meeting was called to order by President, Jeff Kyser at 5:24 p.m. With four (4) of the five (5) directors in attendance, a quorum was confirmed.
- II. **Minutes:** Motion was made by Judy and seconded by Kim to approve the January 24, 2017 meeting minutes as presented; motion passed.
- III. **Financial Report:** ASI provided a review of the financial reports. The Financials show as of March 31, 2017, the Operating Account shows a balance of \$7,798.29; the Road Reserve Account shows a balance of \$9,642.75 and the Snow Reserve Account shows a balance of \$3,204.85. The Balance Sheet shows Total Liabilities & Equity at \$19,224.80
- IV. **Old Business:**
 - A. Fence:
 - i. Repairs:
No updates yet as the vendor has not done a walk-thru of the property yet. Jeff will try to meet with Affordable Fence or another vendor as soon as possible (weather permitting).
 - ii. Responsibility:
The Board is still preparing to adopt a resolution identifying the portions of the fence that are the association's responsibility and those portions which are the owners' responsibility. The previously discussed letter will be sent to all owners asking if they would like to volunteer to be on a fence "ad committee." The purpose of the committee will be to gather information and make a recommendation to the Board. Jeff Kyser agreed to be the Board advisor for the committee.

- C. Reserve Fund Research:
ASI was asked to get an estimate from a Reserve Study Professional to determine the cost of a formal reserve study. The estimate will be obtained after the fence committee has submitted a responsibility recommendation to the Board.
- D. Irrigation Challenges:
The Board will request a specialized vendor to examine and repair the sprinkler system as needed.
- V. **New Business:**
 - A. ACC Application:
The Board approved the use of a formal Architectural Control Application for exterior improvements. The application will be available to owners by request to the ASI management office.
 - B. Website updates:
ASI will contact the current webmaster to set up access for updates to the HOA website.
 - C. 2017 Annual Meeting:
The date was confirmed for the Annual Member Meeting for Tuesday, July 18, 2017 at 6:00pm. Location in Post Falls to be determined based on availability for that date. One Board position will be open for election at the meeting.
- VI. Adjournment: Meeting was adjourned at 6:00 p.m.

Meeting Minutes respectfully submitted by ASI.