



## 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, May 10, 2016; 5:30 p.m.  
1250 Ironwood Dr., Coeur d'Alene, ID  
Conference Room – 3<sup>rd</sup> floor #335

#### Meeting Minutes

##### Attendance:

Kim Listoe, Vice President  
Zach Batchelder, Treasurer  
Derrick Cox, Secretary  
Jeff Kyser, Director

##### Management Co. (ASI):

Samm Haight, Sr. Account Mgr.  
Kiana Muhs, Sr. Administrative Asst

- I. Call to Order: Due to the April 22, 2016 resignation of Board President, Mark Chafin, Vice President, Kim Listoe called the meeting order at 5:28 p.m.
- II. Minutes: Motion was made and seconded to approve the meeting minutes for the February 9, 2016 Board of Directors Meeting as presented.
- III. Financial Report: ASI provided a review of the year-to-date financials effective Marcy 31, 2016. The Financials show a Net Income of \$2,184.78. As of March 31, 2016, the Operating Account holds a balance of \$5,768.17, the Road Reserve Account holds a balance of \$12,484.37 and the Snow Reserve Account holds a balance of \$3,203.01. The Balance Sheet shows the Total Liabilities & Equity at \$20,853.81, this compares to March 2015 at \$21,160.04.
- IV. Old Business / Standing Reports:
  - A. Parking Enforcement – Status Update: Recovery Masters sign was place on Fenway Ave. in error. ASI will contact Recovery Masters to ask if it is okay to place their sign on the existing post with the No Parking signs on Brookhaven.
  - B. Private Road Maintenance – Review costs and Timing: ASI reported that they have two bids for the re-seal work and will work to acquire a third bid.
  - C. Site Visits – Review Process: Jeff stated that he would proceed with the periodic site visits looking for compliance to the Rules & Regulations. The greatest issue is Owners and their guests that continue to park on the east side of Brookhaven.
  - D. Fence Repairs: Zach asked for an update on the fence repairs. ASI reported that 1301 is to be repaired by Master's Fence Co at the HOA's expense, and the Owner of 1306 reported that they repaired the fence themselves.

E. Sprinkler Repairs: Zach asked about the broken sprinklers at the following locations:

- Fenway & Brookhaven
- Landsdown & Fenway

Jeff agreed to manage these issues with Jason and the landscape company.

V. New Business

A. Resignation of the President, Mark Chafin (effective 04/22/16) due to the sale of his property in the HOA.

- i. Election of new President: Motion was made and seconded to elect Board Member, Jeff Kyser to the office of President to serve out the term vacated by Mark Chafin; motion passed.
- ii. Nomination of a new Director: Discussion was held and the Board decided to wait until the Annual Meeting in July to elect a new member to the Board.

VI. Executive Session: The Board entered into Executive Session at 6:10 p.m. to discuss the status of delinquent accounts and adjourned from Executive Session at 6:12 p.m.

VII. Adjournment: Meeting was adjourned at 6:12 p.m.

*Meeting Minutes respectfully submitted by ASI.*

Approved 07/12/16