



Camden Place HOA, Inc.

c/o Association Services, Inc.
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Camden Place Homeowners Association, Inc.

Meeting of the Board of Directors

Tuesday, July 12, 2016; 5:30 p.m.
1250 Ironwood Dr., Coeur d'Alene, ID
Conference Room – 3rd floor #335

Meeting Minutes

Attendance:

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

Management Co. (ASI):

Samm Haight, Sr. Account Mgr

- I. Call to Order: Meeting was called to order by President, Jeff Kyser at 5:29 p.m. With all directors in attendance, a quorum was confirmed.
- II. Minutes: Motion was made and seconded to approve the May 10, 2016 meeting minutes as presented; motion passed.
- III. Financial Report: ASI provided a review of the financials effective June 2016. The Financials show YTD Net Income of \$2,253.62. As of June 30, 2016, the Operating Account holds a balance of \$6,090.56, the Road Reserve Account holds a balance of \$12,860.94 and the Snow Reserve Account holds a balance of \$3,203.33. The Balance Sheet shows the Total Liabilities & Equity at \$21,299.38, this compares to June 2015 at \$20,827.19.
- IV. Old Business
 - A. Parking Enforcement: ASI reported that all Board Members are considered authorized to request a tow from Recovery Masters for vehicles that is parked on the wrong side (east side) of the street.
 - B. Private Road Maintenance – Review Costs and Timing: ASI reported they are in the process of acquiring the 3rd bid for seal coating the private roads and will send the result of the three (3) bids to the Board for their decision on the vendor.
 - C. Site Visits: Discussion was held; it was clarified that periodic site visits are done by the Board President. Currently Owners are keeping yards maintained.
 - D. Fence Repair:
 - i. 1301 Brookhaven: Payment of \$50.00 to Master Fence has been made. They will perform this small repair as their schedule allows.
 - 1306 Brookhaven: It was reported that their fence repair has not been done. Jeff will send a photo and ASI will follow up.

E. Sprinkler System Time Clock: The time clock was replaced by Elements Landscape on Monday 7/11/16. The time clock had failed that manages the lawns along Lansdowne and the swales on Fenway.

V. New Business

A. Annual Meeting of the Members – Review Agenda: It was determined that Jeff will manage the meeting agenda and ASI will present the Financials.

B. Sprinkler line split: Bid needs to be acquired from Elements Landscape for the sprinkler line split.

C. \$45.00 coupon for 1 month assessment drawing at the Annual Meeting. ASI did not include this opportunity in the Annual Meeting Notice packet. ASI will come prepared to the meeting incase Owners are looking forward to the coupon drawing.

VI. Executive Session:

The Board entered into Executive Session at 6:08 p.m. to discuss Account Receivable, Owner conflict with the parking policy, request for waiver of finance charge and architectural review.

The Board adjourned from Executive Session at 6:33 p.m.

-Board was in favor of waiving the finance charge for this one month; ASI will contact the Owner.

-Board instructed ASI to contact the Owner with the parking violation and provide information that the Rules & Regulations and CC&Rs prohibit vehicle parking on the east side of the streets with the exception of Fenway. Vehicles that are not in compliance run the risk of being towed and the consequences that comes with that action.

-Board approved the architectural review requests from Jeff Kyser; moving of the fence and the seasonal window air conditioner (Jeff recused himself from this portion of the Executive Session).

VII. Adjournment: Meeting was adjourned at 6:34 p.m.

Meeting Minutes respectfully submitted by ASI.