



c/o Association Services, Inc. (ASI)
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Camden Place HOA –Annual Meeting of the Members
Tuesday, July 17, 2018; 6:00PM
Post Falls Police Department - Community Room
Post Falls ID, 83854

Attendance:

Board of Directors:

Kim Listoe
Zach Batchelder
Judy Beadle
Vivian Krause

Owners:

Neil Krause
Norah Couch
Paul Barkley
Tracy Cole
David Hirsch – by proxy

Management Company in Attendance:

Laura W. White – Association Services, Inc. (ASI)

- I. Call to Order: The 2018 Annual Meeting of the Members was called to order by President, Zach Batchelder at 6:00pm
- II. Quorum: With six (6) lots represented in person and one (1) proxy received, a quorum was confirmed (see 1st Amendment to the Bylaws dated September 24, 2011).
- III. Review and Approval of the 2017 Annual Meeting Minutes: Zach asked for any edits or changes to the minutes. Judy Beadle made a motion to accept the minutes as written. Kim Listoe seconded the motion; motion passed.
- IV. YTD Financial Review: ASI presented the Financial Report as of June 30, 2018. The Association's accounts reflect the following balances as of June 30, 2018: Operating account = \$4,336.69; Road Reserve = \$14,403.08; Snow Reserves = 3,207.65. Net Income YTD is \$1,885.82 and the Balance Sheet reflects Total Liabilities & Equity at \$22,177.89; this compares to June 2017 at \$21,118.17.
- V. Old Business:
 - A. Common Area Report:

Landscape Maintenance: After going out for bid in the Spring, the board hired a new landscape vendor for the 2018 season. The irrigation system continues to be the greatest challenge. The history of the irrigation problems was presented to the members. The current vendor has been authorized to make some repairs and more

repairs will be needed. The Board is optimistic they are headed in a positive direction to solve the irrigation issues.

- B. Tow Signs: Tow signs have been installed that have helped with enforcement to park on one side of the private roads.

VI. New Business:

Election of Board Members: There are three (3) Board positions open for election. Vivian Krause and Kimberly Listoe are on the ballot as candidates for re-election to complete a three (3) year term to expire in 2021. Nominations were taken from the floor. Norah Couch agreed to have her name listed on the ballot as a write in candidate for a three (3) year term. Nominations were closed. Ballots were not cast since the number of open Board positions are the same as the Board candidates. Zach made a motion to accept all candidates on the ballot to the Camden Place Board of Directors. Judy Beadle seconded the motion. Motion passed. The new Camden Place Board of Directors are Zach Batchelder, Judy Beadle, Vivian Krause, Kim Listoe and Norah Couch.

VII. Members' Open Forum:

- Pruning needs to be completed;
- Shrub replacement is encouraged;
- Local Fire Department needs to be contacted to check for possible water leak at the fire hydrant; and
- Snow Removal and dealing with excessive ice has been a problem.

VIII. Adjournment: The meeting was adjourned at 6:49 p.m.

Board of Directors Meeting

6:50 p.m. Tuesday, July 18, 2017

Zach Batchelder called the meeting to order at 6:50 p.m. The following slate of officers were nominated and elected for the 2018-19 term.

President: Zachary Batchelder

Secretary: Norah Couch

Treasurer: Kim Listoe

Vice-President: Vivian Krause

Director: Judy Beadle

The next Board Meeting is scheduled for Tuesday, September 11 at 5:30pm. Location will be the Post Falls Public Library if available.

Meeting was adjourned at 6:59 p.m.

Executive Session: The Board went into Executive Session at 7:00pm to discuss a delinquent account. The Board came out of Executive Session at 7:06pm

Meeting minutes respectfully submitted by ASI.