



Camden Place HOA, Inc.

c/o Association Services, Inc.
1110 Park Place, Suite 101
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Camden Place 1st Addition Homeowners Association, Inc.

Annual Meeting of the Members

Tuesday, July 16, 2019 6:00pm

Post Falls Library

821 N. Spokane St. Post Falls

Board Members in Attendance:

Zachary Batchelder, President
Vivian Krause Vice President
Norah Couch, Secretary
Judy Beadle, Director

Management Co. (ASI):

Laura W. White, CMCA

Owners:

Paul Barkley – 1565
Karmel Reed - 1315

- I. **Call to Order:** Meeting was called to order by Zach at 6:03 pm
- II. **Establish Quorum:** quorum was established.
- III. **Review of the Minutes:** A motion was made by Judy and seconded by Zach to approve the July 17, 2018 Annual Meeting of the Members minutes as presented; all were in favor, motion passed.
- IV. **YTD Financial Review:** Laura provided a review of the financial reports. The Financials show as of May 31, 2019, the Operating Account shows a balance of \$4,910.26; the Road Reserve Account shows a balance of \$15,351.70 and the Snow Reserve Account shows a balance of \$3,210.04. The Balance Sheet shows Assets equaling Total Liabilities & Equities at \$23,412.65. This is a 9.2% increase from this time last year.
There were no questions regarding the financial report.
- V. **Old Business:**
 - a) Snow reserve – We went over budget on snow removal for 2018 but are not going to use the reserve until the end of this year if needed.
 - b) Landscaping issues – Water Wizards came out and walked the property with Zach and provided a bid of \$12,000 to fix the sprinkler system. ASI will send a letter to the owners outlining the plan to fix the system and how it will be paid.
- VI. **New Business:**
 - o Election of Board member – There is one position open for election. Zachary Batchelder is on the ballot for re-election. Nominations were taken from the floor.

Karmel Reed agreed to have her name listed as interested in a board position should one arise, but did not want to run against Zachary. Nominations were closed. Ballots were cast and Zachary was re-elected to the board for a 3 year term.

The following slate of officers were nominated and elected for 2019 – 2020 term

President – Zachary Batchelder

Vice President – Vivian Krause

Treasurer – Kim Listoe

Secretary – Norah Couch

Director – Judy Beadle

VII. **Members' Open Forum:** When a concern arises regarding HOA violations, members can send concerns/complaints to ASI via the Camden Place HOA website (camdenplacehoa.com). Please include pictures and ASI will address the issue.

VIII. **Adjournment:** With no other business to discuss, Zach adjourned the meeting at 6:33 pm