



Camden Place HOA, Inc.

c/o Association Services, Inc.
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Camden Place 1st Addition Homeowners Association, Inc.

Board of Directors Meeting

Thursday, April 5, 2018 5:30pm
1110 Park Place, Coeur d'Alene, ID
Conference room – 3rd Floor

Meeting Minutes

Board Members in Attendance:

Zachary Batchelder, President
Kim Listoe, Treasurer
Vivian Krause, Director

Management Co. (ASI):

Samantha Ruby, CMCA

Absent Board Member(s):

Judy Beadle, Secretary

- I. **Call to Order:** Meeting was called to order by Zach at 5:35pm and a quorum was established.
- II. **Minutes:** A motion was made by Zach and seconded by Kim to approve the February 8, 2018 Board meeting minutes as presented; all were in favor, motion passed.
- III. **Financial Report:** Samantha provided a review of the financial reports. The Financials show as of February 28, 2018, the Operating Account shows a balance of \$4,840.20; the Road Reserve Account shows a balance of \$13,649.79 and the Snow Reserve Account shows a balance of \$3206.89. The Balance Sheet shows Assets equaling Total Liabilities & Equities at \$21,062.69. This is a 13.6% increase from this time last year. Total income in February was \$1,924.49, with total expenses for February at \$628.53, making a net income of \$1,295.06 for February.

There were no questions regarding the financial reports.

IV. **Old Business:**

- A. Board of Directors binder: Samantha gave Vivian her Board of Directors binder. ASI was not successful in collecting the binder from the previous Board member.
- B. Towing: Samantha asked the Board members how the towing situation is going. Zach shared that he experienced two incidents recently, but the violators ended up moving the vehicles before towing action had to be taken.

- C. Branches on corner lot: The Board members reported that the branches had been cleaned up, but they are not sure by whom.

V. **New Business:**

A. Irrigation system:

- a. There was concern from Senske that the irrigation system may have water in the line from last season. It was reported that the system does not seem to be compromised, but there may be some repairs. Senske will provide a repair estimate, which will be shared with the Board members via e-mail once received.
- b. The Board members also asked for the irrigation timing and mow day to be shared with them once solidified so that they are aware of the time-of-day the system is supposed to be on.

B. Landscape Maintenance:

- a. It was reported before the meeting that Senske may be missing a portion of the common area grass in the swales close to Fenway Avenue. Samantha will ensure that Senske has the map indicating the boundaries of the areas they are to maintain.
- b. It should be noted that the Krause residence takes care of the small common area portion close to their lot, as they wish to have consistency of the grass heights. This should be shared with Senske so that they do not double-mow the area.
- c. An aeration to the common area lawns was suggested by Senske on their last invoice. It was noted that the 'soil is hard and compact, an aeration will allow the soil to breathe and get nutrients deeper into the lawn'. The Board members agreed that an estimate for aeration should be obtained from Senske.

C. Annual Meeting 2018:

- a. It was discussed that the Annual Meeting date should be planned for the week of July 16-20th at the Post Falls Police Department.

VI. **Adjournment:** With no further business to discuss, the meeting was adjourned at 6:06 p.m.

Meeting Minutes respectfully submitted by Samantha Ruby, ASI.