



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, September 19, 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, Treasurer

Management Co. (ASI):

Laura W. White, CMCA

- I. **Call to Order:** Meeting was called to order by Zach at 6:15 pm and a quorum was established.
- II. **Hearing:** discussion in Executive session
- III. **Review of the Minutes:** A motion was made by Zach and seconded by Vivian to approve the April 18, 2019 BOD and July 16, 2019 BOD Special Meeting minutes as presented; all were in favor, motion passed.
- IV. **Financial Reports:** Laura provided a review of the financial reports. The Financials show as of July 31, 2019, the Operating Account shows a balance of \$3,877.48; the Road Reserve Account shows a balance of \$15,355.39 and the Snow Reserve Account shows a balance of \$3,210.82. The Balance Sheet shows Assets equaling Total Liabilities & Equities at \$29,484.31.
There were no questions regarding the financial report.
- V. **Old Business:**
 - Irrigation install status – the work was completed by Water wizards. They added a few more zones, replaced the battery-operated timers with wired timers and replaced sprinkler heads with low flow heads. A section on Fenway was missed in the initial quote and Water Wizards will supply a quote for the additional section.
 - Special assessment status - \$1,615.00 has been paid to date which leaves \$4,685.00 outstanding. We will add a reminder to homeowners in the November dues billing.
 - Entrance Sign – The sign was repaired
 - Weeding – There are many weeds in the common areas and Empire quoted that the weeds were part of the weekly service. Edging is also needed on Kauffman and Charleville fence lines. Laura will remind Empire of these issues.

VI. **New Business:**

- Snow removal – Empire quoted the same pricing as last year. A motion was made by Zach to accept Empire’s bid for 2020, Judy seconded; all were in favor, motion passed
- 2020 Budget Draft – Board discussed changing snow removal expense to \$2,000, the water expense to \$2,500 and adding in the budget reserve transfer at \$750.00. Laura to update changes and send out by e-mail.
- Winter newsletter – Laura to send the usual winter letter with the irrigation updates
- Website postings – Laura to ask the website provider what increments he bills to in order to decide if we can update the web with the most recent BOD minutes. We need to update the site with the most recent information
- Other – purchasing speed bumps for speeding cars to protect children playing was tabled
 - a Should we move reserves to a high yield account? – Laura to look into what options are available.

VII. **Executive Session:** The board entered into an executive session at 5:54 pm and 7:10 pm

VIII. **Adjournment:** With no other business to discuss Norah adjourned the meeting at 7:10 pm