



Camden Place HOA, Inc.

c/o Association Services, Inc.
1110 Park Place, Suite 101
Coeur d'Alene, ID 83814
(208) 676-8626 – Office | (208) 676-8603 – Fax

Camden Place 1st Addition Homeowners Association, Inc.

Board of Directors Meeting

Thursday March 5, 2020 1:00pm
Post Falls Library Post Falls, ID
Meeting Room 1

Open Session - Meeting Minutes

Board Members in Attendance:

Vivian Krause, Vice-President
Judy Beadle, Treasurer

Management Co. (ASI):

Laura W. White, CMCA, AMS
Kari Carson, CMCA

Absent Board Member:

Norah Couch, President

- I. **Call to Order:** Meeting was called to order at 12:56pm and a quorum was established.
- II. **Minutes:** A motion was made by Judy Beadle and seconded by Vivian Krause to approve the 1/19/29 Board meeting minutes as presented; motion passed.
- III. **Financial Report:** As of January 31, 2020, the Financial reports are as follows: the Operating Account shows a balance of \$6,706.33; the Road Reserve Account shows a balance of \$9,617.88 and the Snow Reserve Account shows a balance of \$3,214.86. The Balance Sheet shows Assets equaling Total Liabilities & Equities at \$20,979.92. The Income Statement shows a net income to date of \$1,129.40. Discussion occurred on if it was viable to open a Certificate of Deposit for the Reserve Account. The decision was made to table opening a CD at this time.
- IV. **Old Business:**
 - Irrigation Install – the work has been completed by Water Wizards.
 - Special Assessment Status – Five owners still have not paid the complete \$150.00 special assessment. The policy and procedure for delinquent accounts is being followed for collection.

V. **New Business:**

- 2020 Landscape Maintenance – Empire Lawn will continue to be the landscape maintenance company. They will be asked to complete the irrigation turn-on and backflow testing as part of their contract
- Change to quarterly invoicing – Discussion occurred to the pros and cons to invoice assessments on a quarterly basis yet still approve owners to pay monthly. The decision was made to keep invoicing monthly.
- Insurance Renewal – The State Farm premium remains the same at \$671.00 for liability and D&O insurance. It was agreed to renew it as is.
- Tree Trimming – The perimeter trees are in need of pruning. ASI will obtain three quotes to submit to the Board.
- Non-compliant inspection – A non-compliant inspection will be scheduled and completed in the Spring so owners can understand the expectations in following the community guidelines.
- Owner notices – A notice will be sent to the owners requesting that trees on their property be trimmed.

VI. **Executive Session:** The Board entered executive session at 1:23pm and came out at 1:42pm

VII. **Adjournment:** With no other business to discuss the meeting was adjourned at 1:42pm.

Meeting Minutes respectfully submitted by ASI

Approved