

Camden Ridge

Homeowners Association - Auburn, AL

Board of Directors Meeting
February 25, 2021
6:30 – 7:30 pm
Pool House

MINUTES

New Business

1. 1742 Roanoke Drive Property Boundary Issue
RESULT: The property owner (Andy) provided two handouts (included) to show property encroachment. Discussion offered included 1) removal of the platform entirely 2) alternative measures including allowing an easement from the HOA to the new homeowner. The latter would require changes to the HOA agreement of this property and possibly other unknown landowners in future sales. This measure would also require expenses around possible surveys. No action was taken until further information can be obtained from the property owner and/or costs related to the re-zoning the property in question.
2. Bookkeeping and website update.
RESULT: Discussion included comparable service providers for bookkeeping/web services. A decision was postponed until a clear understanding of the current budget was available.
3. Pool update and security
RESULT:
 - 1) Board approved maintenance of sand change in the amount of \$1,800.
 - 2) Board tabled decision on chlorine/UV system for swimming pools. Discussion was around the need for quotes and a detailed scope of work for the existing contract.
4. Short term rental (STR) ordinance
RESULT: Tabled

5. Board nominations to 2 year terms

RESULT: Tabled

6. HOA insurance review

RESULT: Discussion included current policy of \$1m and the possibility of increasing coverage to \$2m. Board agreed to keep further policy in place to meet the deadline of March 9, 2010. Board also agreed to further research the current policy and make changes that benefit the HOA.

7. Landscaping and Maintenance SoW

RESULT: Board discussed the "Scope of Work" document (included) provided by ALL Landscaping. The Board allowed an amendment to the document to include adding mulch to the playground area. However, Board agreed to table a decision until comparable quotes could be obtained.

Next meeting date: In-person meeting not set. Information will be shared via e-mail until further meeting is necessary.

Adjournment: 8:14 pm

NEED TO AMEND OR ADOPT:

1. "This organization's meetings shall be governed by *Democratic Rules of Order*."
2. Formally accept Lemond Irvin in position of "Secretary" of Camden Ridge HOA

Feb

- Parcels
- LotLines
- LandHooks
- LeaderLines
- CityLimits
- PLS
- Sections
- SectionsDashed
- TownshipsLines
- QSections
- QSectionsDashed
- TownshipLinesDashed
- ParcelText
 - text Acreage
 - text Dimensions
 - text LotText
 - text Parcel Number
 - text SubName
 - text SubPlat
- Aerials
- Aerials2018



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Camden Ridge HOA Lawn & Landscape Maintenance Scope of Work

1. **Lawn Maintenance:** To include mowing grass, edging flower beds, edging all hard surfaces, blowing all curbs, sidewalks and parking lots and weeding all flower beds whether by hand or by spraying.

Areas to maintain:

- Main Entrance off North Donahue Drive
- Right of ways along North Donahue Drive along with respective entrance
- Entrance off Mrs James Road
- Pool area
- Common areas to be cut up to wood line
 1. Corner of Crescent and Piedmont Drive
 2. Area off Piedmont Drive on south end of neighborhood. Located on left side of the road if coming from the main entrance
 3. Keystone Drive on the right across from Parsons Circle
 4. Corner of Wingfield Crossing and Keystone Drive

Approximate total square footage to maintain is 131,664 or 3.02 acres

No dumping clippings on the property

The following maintenance schedule is preferred:

January- 1 visit

February- 1 visit

March- 2 visits or every two weeks

April- 2 visits or every two weeks

May- Once per week

June- Once per week

July- Once per week

August- Once per week

September- 2 visits or every two weeks

October- 2 visits or every two weeks

November- 2 visits or every two weeks

December- 2 visits or every two weeks

Total number of visits for the year is 31

2. **Weed Control and Fertilizer:** Turf treatment and fertilization will be needed at main entrance off North Donahue and pool area. Total square footage to treat is 23,413 square feet or .54 acres.
 - If you do not offer this service and contract the service, the contracted company will need to provide a copy of their General Liability Insurance and Auto Insurance to Camden Ridge HOA when bid is submitted.
3. **Pine Straw:** Pine straw is to be applied twice per year. Pine straw is needed around trees along the right of way of North Donahue Drive and those entrances, main entrance and pool area. Approximate amount to be used is 300 bales or 135 rolls.
4. **Irrigation:** Irrigation will need to be turned on and off at the appropriate times of the year. The system will need to be checked to make sure all sprinklers are working properly and turf areas are getting adequate water. Turf areas need to be set for once per week during the season at a rate of 1" of water per turf zone. If repairs are needed, the HOA should be notified of the repair to be made along with approximate cost before repairs begin.
5. **Main Entrance Flower Bed:** Seasonal annuals are to be installed in the Spring and Fall. The planting area is a semi-circle at approximately 110 square feet. Edges have already been factored. Approximately .40 yards of mulch will be needed to refresh the area during each planting.
6. **Hedging of bushes:** Bushes will need to be hedged as needed and all clippings cleaned and removed from the property. Areas to trim are the main entrance, pool area and other entrances off North Donahue Drive.

Agenda Item #7

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