

Camden Ridge Board Meeting Minutes

April 7, 2022

6:30-7:30

Attendance:

Jason Brown

David Robison

Derek Ruud

Taylor Janney

Matt Margeson

1. Declaration forms were discussed, and an attorney was contacted who advised as long as the declaration forms are signed then the form doesn't need to be filed at probate office yet would be better to have them filed. Cindy advised what it would cost per filing and how much she would charge to file the declaration. Attorney advised if liens are filed, and we should, declaration form must be attached to lien.
2. Conner Brothers was contacted in regard to them still owning a lot in Camden Ridge. They advised they didn't own any more lots. We must have a proxy vote to have covenants and articles changed.
3. Had a resident, Michael Weaver, who asked if he could only pay a portion of the dues since he already had a pool. After checking declaration forms, which was signed, the board stood by their past decision that dues are \$400 and there would be no partial payment for dues.
4. The bid for pressure washing the pool pavilion and concrete was awarded to Auburn House Wash. He offered to do the work for free and in return we advertise a promotion he has for a certain amount of time. He also sponsored the Easter event for the neighborhood.
5. Resident at 1698 Post Oak Court requested to be removed from the HOA due to health issues and financial constraints. The board didn't have to decide on this issue as her grandchildren paid the dues.
6. Board discussed a form being made a posted with all the financials of the HOA. The board already has all financials posted on the website and members can access those forms anytime. We had more and more wanting to know where money goes and they are directed to the website.
7. Leak detection company came to check pool. Only one person arrived and said he was only there to check what they had repaired before. Another appointment was set up and they had divers come and found some leaks around skimmers which were repaired. HOA paid for only one visit.
8. Resident complaints were discussed about how some properties are not being maintained accordingly and covenant violation letters began to be sent by President.
9. Jason, President, spoke with company building ten new homes off Sutherland Lane. They were given information about HOA so those homes could become HOA members.

10. Had many residents complain they didn't know about dues increase and also, they didn't receive the letter/email about increase. Some said they didn't receive their invoice for dues. Cindy was contacted and she advised she can see whether emails were opened, along with date, and most had already been open and read. I, President, advised Cindy to charge the late fee.
11. Have been looking into a text format so information can be sent by text to residents as long as we have the correct phone numbers. Robert Grantham has a way of making this work and it is being tested.
12. Irrigation sprinklers were moved from the playground to the turf areas and we are waiting on playground border parts to arrive to repair before mulch is replenished inside playground.