

Camden Ridge Board Meeting Minutes

11/13/2022

12:31 pm-3:03 pm

Members in attendance:

Jason Brown

Derek Rudd

David Robison

Matt Margeson

Mark Jordan- Bookkeeper

Cason Garner- Website

Jill Jordan- Volunteer

1. Introduced Mark Jordan as the new bookkeeper for Camden Ridge. Mark discussed what he has been doing since taking over. He has moved to an online version of QuickBooks, made some changes to line items in the budget and has been able to reduce some monthly bills.
2. Cason Garner spoke on the website and there are no changes to be made.
3. The 2023 annual budget was discussed. One change to the budget was the insurance. Insurance had increased and was changed from \$12,500 annually to \$13,300. Monthly insurance cost will be \$1,104. Fence installation around the playground was approved for \$7,800 yet until it is seen what date it will be completed will dictate whether it goes in the 2022 or 2023 budget. The final budget will be emailed to all board members in the coming days via DocuSign for all board members to initial and sign for approval.
4. A pool pump repair was approved of \$2,700 for the old pool pumps. Sand needs to be replaced along with items inside the pumps. There are not any timers on the new pool pumps, only slower speeds. Those speeds have been decreased yet a quote for timers to be installed on them will be collected.
5. Members meeting was set for January 21, 2023, at 10 AM. Possible location is Farmville Baptist Church and will be announced once booked.
6. A member meeting agenda will be sent to all members
7. Playground fence and cost approval was voted on and approved as stated in #3. Derek Rudd made first motion to approve, and David Robison made second. All were in favor.
8. Covenant violation letters were discussed along with implementing a fine process. This will take some time to put together and implement and more information needs to be collected.
9. Need to change dues amount on article 5.01 from \$300 to \$400. Dues will not change for 2023 and will remain at \$400.
10. Board members in attendance discussed taking money from 2022 and inserting into a reserve account and using it to pay down debt. It was agreed to take 25% of the remaining funds from 2022 and split in half (12.5% and 12.5%). Half will go into a reserve fund for pool plaster replacement and other half will be paid toward HOA debt.

11. Board discussed more than only late fees to collect dues. It was discussed to begin adding interest per month/day after first 30 days of nonpayment. More details need to be collected and articles reviewed thoroughly before more discussion occurs.
12. Adding more board members to be able to delegate duties of board members was agreed upon as long as enough volunteers enter to be elected. Not all board members have to be officers.