

## Camden Ridge HOA Board Member Meeting

<b>Date, Time, &amp; Location</b>	Monday, December 8, 2025 @ 6:00pm at the Camden Ridge Pavilion
<b>Board Members</b>	Jason Brown Graham Hurley Jill Jordan Heather McDonald Derek Ruud
<b>Opening</b>	Meeting began at 6:01pm
<b>Discussion</b>	<p>1) Board reviewed the 2025 Budget vs YTD Actuals and the 2026 Proposed Budget, with amendments as noted:</p> <ul style="list-style-type: none"> <li>➤ \$35,000 removed from 2025 Legal Fees as this wasn't needed, resulting in \$0.00</li> <li>➤ \$35,000 removed from 2026 Capital Expenditures as we'll rely on Reserve Account funds, resulting in \$0.00</li> <li>➤ \$2,500 added to Pavilion Maintenance as we plan small repairs, resulting in total of \$5,000 budget allowance</li> </ul> <p>2) Board discussed allocating 25% of the year-end Bank Account balance and agreed with the following:</p> <ul style="list-style-type: none"> <li>➤ \$25,250 towards Pool Balance (we are planning to pay it off by Summer 2027)</li> <li>➤ \$25,250 towards Reserve Account</li> </ul> <p>3) Board discussed the following improvements for the 2026 calendar year:</p> <ul style="list-style-type: none"> <li>➤ Replace and paint the trim/fascia boards at the Pavilion</li> <li>➤ Pressure wash pavilion and smaller pool concrete decking</li> <li>➤ Install one or two lights around the shallow end of the larger pool</li> <li>➤ Repair broken window in men's restroom</li> <li>➤ Add water features to larger pool to help with water circulation</li> </ul> <p>4) Board discussed additional improvements to be completed w/in the next 3 years:</p> <ul style="list-style-type: none"> <li>➤ Shades installed around both pools</li> <li>➤ Bathroom renovations</li> <li>➤ Playground equipment repair/replacement</li> </ul> <p>5) 2026 Member Meeting Details confirmed as follows:</p> <ul style="list-style-type: none"> <li>➤ Saturday, January 31, 2026 @ 10:00am</li> <li>➤ Location to be confirmed (Farmville Baptist Church to be contacted) <ul style="list-style-type: none"> <li>• Details to be posted on HOA website, Facebook Group and sent via email.</li> <li>• Signs to be placed at Main Entrance on Crescent/Donahue and Rear Entrance on Keystone/Mrs. James.</li> </ul> </li> <li>➤ 2026 Board Nominations will be accepted up until Saturday, January 24, 2026, and the new Board will be elected at the Member Meeting.</li> </ul> <p>6) 2026 Membership Dues notice will be sent after the holidays as the final date to pay before late fees are added is March 31<sup>st</sup>.</p>
<b>Action Items</b>	<p>1) Derek – reserve study and member survey</p> <p>2) Heather – obtain quotes for pavilion repairs</p> <p>3) Jason – water features, lights around large pool and window repair in men's restroom</p> <p>Note: All bids/quotes are to be sent via email to <a href="mailto:management@camdenridgeauburn.org">management@camdenridgeauburn.org</a></p>
<b>Closing</b>	Meeting ended at 7:13 pm