

Camden Ridge Annual HOA Member Meeting

Date & Time	Saturday, January 25, 2025 @ 10:00 am CST
Location	Farmville Baptist Church
Homeowners In Attendance	Ashley, Brown, Dickson, Fust, Grantham, Gunter, Hurley, Jordan, Keel, Lewison, McDonald, Moorehead, Mosteller, Prescott, Ruud, Sall, Tran, Williams
Topic	Notes
Opening	<ul style="list-style-type: none"> • Meeting began at 10:10 am
President's Report presented by Jason Brown	<ul style="list-style-type: none"> • There was a question in the beginning around notifications for this annual meeting. Going forward, we will expand our notification process to include sending emails. • In 2024, we had the older pool replastered as it had not been completed since the original opening in 2009. We were diligent in ensuring they completed all work and repaired the ladder, which they broke at some point, before we paid the balance. We upgraded the lights on front and back of pavilion and around smaller pool. The upgraded lights on backside of pavilion now provide more lighting around the larger pool. • The larger (newer) pool continues to have circulation issues where the water doesn't move and we're looking into what we can do to resolve. <ul style="list-style-type: none"> ○ Question was asked if we're in the middle of a lawsuit – At this time, we're not engaged in a suit but will be looking into options to remedy the problems. ○ Question was asked about the original plans/design of pool – We do not have all the engineering documents, but we do have a drawing of what was supposed to be there as well as emails that support the equipment that was supposed to be installed vs what was installed. For example, the pool is approx. 90K gallons and was to have 3 pumps for water filtration but only 2 were installed. • We had questions in the past regarding expanding/improving all other entrances along Donahue and Mrs. James. With all the pending development around the neighborhood, we need to table this for the future. • There are a few things that will need attention soon: <ul style="list-style-type: none"> ○ Both bathrooms at the pavilion needs to be updated/renovated. ○ The playground has drainage issues, and the mulch doesn't stay in place. We've also been asked about sunshades in the past, but the quote was approx. \$30K. ○ Our current security system works fine but to get newer cameras, the entire system would need to be upgraded as the main hub is outdated. • There are a couple of items that continue to be an issue throughout the neighborhood: <ul style="list-style-type: none"> ○ Parking on Street – Our HOA covenants state 24 hours while the City ordinance is 72 hours. There isn't much the HOA or City can do because if the vehicle is moved within that time, they are not considered to be in violation. <ul style="list-style-type: none"> ▪ Question was asked about how covenants apply to residents who aren't in the HOA – The covenants apply to all properties located in Camden Ridge, regardless of if a homeowner has membership into the HOA. ○ Armistead Cottage Homes – These have a rear entry via a roadway behind the home. The homeowner's property goes a few feet beyond the roadway and should be maintained by homeowner. There are only a couple of properties that appear to keep the extended property cleared and kept up, and there are some areas where it is overgrown and vehicles driving through are swiped by the overgrowth. There have also been instances where vehicles are parked in the roadway blocking others from traveling down the road to their residence. <ul style="list-style-type: none"> ▪ It was mentioned by a homeowner that some of these people are not aware of their full property lines. It was asked if the HOA could send emails or letters to all homeowners of these properties - there are 36 cottages. ▪ Jason stated that he had driven by and took pictures and saw this is an issue. He stated we will get a communication out to those residents.

	<ul style="list-style-type: none"> • The retention ponds that Stone Martin developed near the pool/pavilion property, as well as the 2 along Armistead Lane, have not been turned over to the Camden Ridge HOA for maintenance. We have not received any communication from Stone Martin or the City to indicate this and per the Lee County GIS map, it reflects SMB Land LLC as the owner. A small portion of land behind the larger pool reflects FAB II LLC as the owner, and we believe they are a subsidiary of Stone Martin. • There was a discussion around rentals, specifically big corporations that purchase and rent homes, where in some instances the property isn't being kept up. It was suggested that the HOA should know who the renters are and reach out to address concerns. Our records are kept in accordance with the property/homeowner, and we do not always know if a property is being rented. The concerns must be addressed with homeowner as they are responsible for any maintenance or issues reported on the property.
Budget / Financial Report presented by Derek Ruud	<ul style="list-style-type: none"> • In 2024, we budgeted for \$259K in expenses and ended the year with \$245K total spent. <ul style="list-style-type: none"> ○ Our largest expenses continue to be utilities, insurance, pool loan, pool/playground maintenance, lawn maintenance and property taxes. • We continue to pay down the Pool Loan – the balance is currently \$121,400. <ul style="list-style-type: none"> ○ We took out \$100K loan in April 2021 and after all the construction was completed, we were required to take out an additional \$100K in December 2021. ○ Total loan of \$200K is to be paid over the course of 10 years. <ul style="list-style-type: none"> ▪ Each June, we pay the required principal of \$20K. ▪ Each quarter, we pay the required interest which varies based on principal balance. ▪ Taking in account the required principal payments and additional payments we've made over the last few years; we have paid 50% of the loan in just 3 years! • The past few years, we've taken 25% of our year end bank balance and split it towards a reserve account and the loan principal. In the next few months, we'll apply: <ul style="list-style-type: none"> ○ \$21,500 towards the reserve account ○ \$21,500 towards the loan principal • We have budgeted \$35K for possible legal fees.
Security and Traffic Study presented by Graham Hurley	<ul style="list-style-type: none"> • Last spring and early summer, we had several issues at the pavilion and pools with people being on the premises that shouldn't be, teens being rowdy and using loud profanity, and teens damaging property. After homeowners began to speak out and the Auburn Police Dept was called a couple of times, we did see an improvement. It is important that if a homeowner sees anything suspicious or anything that could be become an issue, they call the non-emergency police number (334-501-3100). If you have any safety concerns with pools/pavilion area, and would like us to review security footage, please send an email with a description, date, and time of incident to: camdenridgepool@gmail.com • Traffic Study was conducted in Jan 2024. The results do not warrant any speed calming devices in the neighborhood. The previous study did, however, we failed to obtain enough resident signatures to have them installed. The fliers shared from the 2024 study reflect the average daily travelers (ADT) and the average speed for Armistead Ln, Keystone Dr and Piedmont Dr.
Holiday Events & Nearby Developments presented by Robert Grantham	<ul style="list-style-type: none"> • 2024 Holiday Event drew close to 500 people and was the biggest one to date. Thank you to all those who contribute and make this successful and fun for the neighborhood!! • 2025 Neighborhood Events that are currently planned: <ul style="list-style-type: none"> ○ Easter Egg Hunt – Saturday, April 19th at the Pavilion & Pools, with time TBD. ○ Summer Dive-In Movies – tentative as the licensing for two movies is approx. \$500 and since the HOA does not fund these events, we would rely on participants to contribute. ○ Holiday Extravaganza – Friday, December 12th, with time TBD. • Ward 3 Council Member will hold a question and concerns meeting regarding the proposed development on N. Donahue and W. Farmville: <ul style="list-style-type: none"> ○ WHEN: Tuesday, February 11th at 6:00 pm ○ WHERE: James Buston Training Room (back of the Development Services building) <ul style="list-style-type: none"> ➤ Auburn City Council meeting on Tuesday, February 18th will discuss and make decision on whether the development can move forward.

Election of 2025 Board Members by HOA members in attendance	<ul style="list-style-type: none"> • All 6 nominees were voted for and will serve on the 2025 Board of Directors: <ul style="list-style-type: none"> ○ Jason Brown ○ Robert Grantham ○ Graham Hurley ○ Jill Jordan ○ Heather McDonald ○ Derek Ruud • The Board will meet later to nominate and vote on the Officers.
Closing	<ul style="list-style-type: none"> • Meeting adjourned at 11:20 am
Need to reach us?	<ul style="list-style-type: none"> • Our website: www.camdenridgeauburn.org is a public site and a login is only required to review financial reports and meeting notes. • Questions about membership dues or pool key cards, please send an email to: management@camdenridgeauburn.org • Safety concerns with pools/pavilion area, and would like us to review security footage, please send an email with description, date, and time of incident to: camdenridgepool@gmail.com • Question about neighborhood events, please send an email to: camdenridgehoaevents@gmail.com