

Camden Ridge Special Member's Meeting

Date & Time	Saturday, August 21, 2021 @ 10:30 am CST	
Location	Zoom	
Attendees *missing full name from zoom attendance list	Cason Garner, Chuck Isbell, Cindy Heath, David Robinson, Derek Ruud, Don Seay, Erin Johnson, Franny*, Graham & April Hurley, Heather McDonald, Jason Brown, Jason Hare, Jill Jordan, Julie Hare, Kenny & Janice Burnette, Lowery*, Raul Pacheco, Robert Grantham, Russ*, Sarah Imperio, Taylor Janney	
Topic	Notes	Speaker
Membership Update	Membership Update: <ul style="list-style-type: none"> • Added/transfer 15 homes to new owners • 19 new members – this could be • Approx. 465 member lots in CR 	Cindy, Secretary
Financial Update	Financial Update: <ul style="list-style-type: none"> • We started the month at \$269,551.09, deposited \$4,525.00 (dues/transfers), had expenses of \$7,338.69 leaving us at \$266,737.40 balance • We started the year with approx. \$80K in past dues and we're currently sitting at \$38,987.57 past dues 	Derek, Treasurer
General Updates	Since electing 2021 board/officers, we have been working on a few things: <ul style="list-style-type: none"> • Adopted ethics policy to add detail to provisions and bylaws – this can be found on new website (www.camdenridgeauburn.org) under members only section. This is the biggest challenge that we're facing....having centralized place to communicate w/all HOA members. We have FB, ND and website but looking to have emails for all members. In about a month, we should have that resolved as Cindy and David working on this. • Reevaluation service contracts – determine scope which didn't exist for each service and sending out request quotes and board selects best <ul style="list-style-type: none"> ○ Landscaping ○ Cleaning for pool – we have two vendors – one for cleaning/maintenance of pool and one for cleaning of bathrooms/trash kept ○ Bookkeeper and secretary • Finishing new pool construction, accepted in late July • Purchased new pool furniture and placed around both pools Things we have not completed: <ul style="list-style-type: none"> • We did not follow through on new pavilion due to costs – supply chain issues but we will consider in future years • We do not have functioning architectural review committee – we've asked for volunteers – would review plans for lots, landscaping • We also requested volunteers for Pool operations manager– didn't receive any emails 	David, President
Introduction of Erin from Stone Martin	Erin has been in real estate for 18 years and teamed up w/Stone Martin HOA's this year. Erin provided updated on the new additions: <ul style="list-style-type: none"> • Exceeded sales goals for the year already for CR • Pool event next week (flyers coming Monday) with food vendors. All homeowners are welcomed. Thursday, Aug 26th 5-7 pm • David asked what the expectation of lots being completed – Erin will ask and circle back w/David 	Erin

<p>New Business</p>	<p>Consider Proposed Amendments to Articles of Incorporation:</p> <ul style="list-style-type: none"> • #7 – two classes of membership – one is for CR members and one is for non CR who would be ‘pool only’ members • #8a - # of Directors – 5, 7 or 9 to avoid tie votes • #8b – removal of board members by majority vote by members or board for due cause • #8e – election of board • #8f – vacancies created by removal of board • #13 – amendments – board of directions will adopt resolution and present at member’s meeting; must have 2/3 vote <p>**Motion to amend #7 – Poll sent: 14 of 20 voted YES to amend #7 by removing two classes of membership</p> <p>**Motion to adopt the articles of incorporation – Poll sent: 15 of 20 voted YES to approve amendments</p>	<p>David, President and HOA members in attendance</p>
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