

Camden Ridge Annual HOA Member Meeting

Date & Time	Saturday, January 22, 2022 @ 10:00 am CST	
Location	Farmville Baptist Church – Fellowship Hall	
Attendees (households represented)	Mark Armstrong, Chingfeng (Eric) Au, Jason Brown, Kenny Burnette, Tony Cook, Stephen Crispin, Joseph Dennis, Ralph Earnest, Patrick Frank, Cason Garner, Wayne Glasscock, Robert Grantham, Jason Hare, Harriet Haughton, Graham Hurley, Taylor Janney, Jill Jordan, Michael Mann, Matt Margeson, Heather McDonald, Yohannes Mehari, Marsha Moorehead, Michael Mostellar, Charles Patillo, John Peeks, Derek Ruud, Cole Stump, John Troxel, Andrew Watts, Gary Whitney, Gwendolyn Williams, David Wunderlich	
Topic	Notes	Speaker
Opening	<ul style="list-style-type: none"> • Meeting began at 10:05am • Reviewed Agenda 	Heather McDonald, VP
Approval of August meeting minutes	<ul style="list-style-type: none"> • Reviewed the minutes with everyone in attendance. • Motion to approve the minutes • Minutes approved 	Heather McDonald, VP
Secretary's Report	<ul style="list-style-type: none"> • Reminded members of the new website • Any questions about membership may be sent to management@camdenridgeauburn.org • Membership Update: <ul style="list-style-type: none"> ○ 24 transfers within the neighborhood ○ 44 new members from Armistead Lane ○ 446 total members in the CR HOA • New members are required to join HOA (older section is not required) • Reminded members that once joined, the property will remain part of the HOA 	Cindy Heath, Secretary
Treasurer's Report	<ul style="list-style-type: none"> • Ended 2021 with \$201,446.54 in the bank • High expenses: <ul style="list-style-type: none"> ○ Lawn maintenance \$32K ○ Pool Maintenance \$850–\$1,850 month ○ Water and Electric \$17K ○ Insurance \$12K ○ Pool furniture \$26K ○ Security \$10K • \$1,775 overspent from 2021 budget • In order to cover extra costs from new pool and to gain a reserve for future maintenance, we had to borrow additional \$200K for new pool <ul style="list-style-type: none"> ○ Must make Quarterly interest payment and Annual principal payment of \$20K ○ We have paid off balance of new pool which was \$184,174.77 • To date, we currently have \$7,050.06 in the bank • HOA annual dues are increasing for 2022 from \$300 to \$400 to help build up a reserve 	Derek Ruud, Treasurer
President's Report	Heather provided an overview of David's report in his absence. Details included what the 2021 HOA Board had accomplished and volunteers are needed to help with bigger tasks.	Heather McDonald, VP

<p>Resolution to Endorse 2022 Annual Budget</p>	<ul style="list-style-type: none"> • We worked to consolidated accounts • We budgeted for: <ul style="list-style-type: none"> ○ 438 existing homes x \$400 dues for an additional \$175,200 ○ 37 new homes from Stone Martin x \$400 for an additional \$14,800 ○ \$190K expected income • Contract services \$6,129/month <ul style="list-style-type: none"> ○ Southpaw Pool - \$1,825 ○ Office Organizer - \$750 ○ Pest Control - \$111 ○ ADS - \$55 ○ Amazing Lawn - \$2,713 <ul style="list-style-type: none"> ▪ Amended in December to reduce to \$2,287 ○ Cleaning Solutions - \$675 <ul style="list-style-type: none"> ▪ Tiered based on service needs, currently coming once a week ○ Telephone / Internet - \$365 • Insurance - \$12K/year <ul style="list-style-type: none"> ○ We are getting new roof at pool/pavilion which is covered under insurance • Debt transfer in July - \$20K for 10% of bank loan • Reserve account - put 10% to build up our funds <ul style="list-style-type: none"> ○ We already have \$15K going towards reserve ○ The dues increase was needed to get us ahead of our debt and help build the reserve ○ The increase of dues is not permanent and we would like to be able to lower as our debt comes down • We anticipate a surplus of \$11K in 2022. With the \$7K currently on hand, we expect to have \$18K at the end of the year. • New Budget approved by member vote 	<p>Derek Ruud, Treasurer and HOA Members</p>
<p>Resolution to Amend Articles of Incorporation</p>	<ul style="list-style-type: none"> • The existing articles of incorporation are not consistent throughout the neighborhood. We would like to modify so that all homes/phases are expected to abide by the same covenants and bylaws. • We need approx. 300 homes (2/3 if total lots) to approve any changes • We generally have very low attendance with HOA meetings so we need volunteers to help with this. • We discussed going to homes asking for signatures and/or proxies 	<p>Heather McDonald, VP and HOA Members</p>
<p>Election of Board Members</p>	<ul style="list-style-type: none"> • Each nominee gave a brief statement <ul style="list-style-type: none"> ○ Taylor Janney ○ Derek Ruud ○ Jason Brown ○ Matt Margeson ○ Heather McDonald ○ David Robison • Members were asked to vote on the ballot provided, fold in half and hold up for pickup. 	<p>Board Nominees and HOA Members</p>

CPR Training Presentation	<ul style="list-style-type: none"> • John spoke to everyone about the importance of knowing CPR and First Aid. • If approved by the board, he would offer classes throughout the year. <ul style="list-style-type: none"> ○ Cost is \$50 per person and includes training, certification and card ○ Certification Card is valid for 2 years ○ Classes are 2-3 hour long • Someone asked about having an AED. John advised that is something to consider but caution is needed with it being near a pool. 	John Peeks
Open Questions & Comment Period	<ol style="list-style-type: none"> 1) Collection of Past Dues – We started 2021 with approx. \$80-\$85K and we're down to about \$25K in unpaid due (not to include 2022 dues as they're not considered late until 4/1/2022) 2) Lien on Property – We are trying to enforce but nothing can be done until the property is sold. 3) Garbage Can left on curbs - we're looking for volunteers to help with tidiness around the neighborhood 4) Street Parking – Streets are owned by city, ordinance states that a vehicle can be parked for 24 hours w/out anything being done. 5) The Board cannot enforce the covenant by legal action, a member/neighbor must sue an individual. 6) Sidewalks for Piedmont – They are in the city budget for 2022 7) Process for future large expenditures to have member vote 8) Election period – Confirmed to be one year. Additionally, an officer (President, VP, Treasurer or Secretary) does not have to be a board member. 9) Do we have to issue lump sum or time and material for future purchase? For most of contracts, we did lump sum. 10) Mailing, delivery, theft - Can we have cameras installed at entrances? Option to obtain bids and present to the new board for consideration. 	HOA Members
Closing	<ul style="list-style-type: none"> • Reminded members to join our new FaceBook Group and HOA website to stay aware of things happening in the neighborhood. • Meeting adjourned at 11:05am 	Heather McDonald, VP