

Camden Ridge Annual HOA Member Meeting

Date & Time	Saturday, January 21, 2023 @ 10:00 am CST	
Location	Farmville Baptist Church – Fellowship Hall	
Attendees (31 households represented)	Mark & Sarah Armstrong, Ken & Debra Arthur, Jason & Kasha Brown, Phillip & Cameron Bohannon, Randall & Karen Cox, Stephen & Tanya Crispin, Joseph & Stacey Dennis, Ralph & Bettie Earnest, Trey & Mallory Edwards, BJ & Emily England, Billy & Janice Foster, Robert & Laura Grantham, Joel & Paula Helms, Dave Hughes, Graham & April Hurley, Taylor & Kristy Janney, Mark & Jill Jordan, Kevin Lee, J. Michael Mostellar, Charles & Arlene Patillo, Jerry & Cathy Rice, Derek & Katherine Ruud, Tim & Miriam Sall, Josh Shelton (Sandra Ross), Ian Snider, Larry & Sherry Stanyard, Cole & Hannah Stump, Thao Tran, Regina Whitehead, Gary Whitney, Chris & Deidra Williams	
Topic	Notes	Speaker
Opening	<ul style="list-style-type: none"> • Meeting began at 10:07 am • Reviewed Agenda • Advised we'd break after Board Voting to elect new Officers 	Jason Brown, President
President's Report	<ul style="list-style-type: none"> • Spoke to pool issues <ul style="list-style-type: none"> ○ New Pool – sand in pool due to pump issue; pump repairs will be performed later in the year when parts are available (Stone Martin is covering under warranty) ○ Old Pool – repairs being performed in the next couple of months consist of repairing 3 valve & key assemblies and replacing 1800 lbs of sand in the filters (Cost is estimated to be \$2700) • Last summer... <ul style="list-style-type: none"> ○ Pool furniture was damaged by some kids/teens. This was identified by security cameras and parents were notified. (Cost of furniture replacement was covered by the parents) ○ Old Pool border was painted by volunteers. ○ Buffalo Rock installed drink and snack machines. • Playground Fence is being installed and will have a non-secured (no card required) entry gate on Keystone Dr. We will look at cost and budget to later add a secured (card required) entry. (Cost of fence install is estimated to be \$7800) • In November, the Board voted and approved to take 25% of gross revenue and split it 50/50. <ul style="list-style-type: none"> ○ 12.5% is to go into reserve for to help build up and prepare for future expenses. We anticipate having the old pool replastered in the next couple of years at an estimated cost between \$40,000 - \$80,000. ○ 12.5% is to go towards the principle of the \$200,000 loan we took out in 2021 to cover the new pool. • We held our 2022 Holiday Event in December – all drinks and snacks were donated or provided by volunteers. No HOA funds spent! • Our next neighborhood event will be for Easter. We are aiming for the first or second weekend in April but more to come so stay tuned to the HOA website and Facebook. 	Jason Brown, President

Treasurer's Report	<ul style="list-style-type: none"> • Compared the 2021, 2022 & 2023 budgets and explained that we are increasing our revenue. The 2022 budget, 2022 actual and 2023 budget were shared with those in attendance via printed handout. • Highest expenses include: <ul style="list-style-type: none"> ○ Lawn maintenance ○ Pool Maintenance ○ Water and Electric ○ Pool Loan – we pay \$20,000 a year over 10 years plus we make quarterly interest payments of about \$2,000 each 	Derek Ruud, Treasurer
Election of 2023 Board Members	<ul style="list-style-type: none"> • Each nominee in attendance gave a brief statement • Members were asked to vote on the ballot provided, fold in half and hold up for pickup. • All 9 nominees were voted and elected to serve on the 2023 Board of Directors 	Board Nominees and HOA Members
2023 Board Member Meeting	<ul style="list-style-type: none"> • Meeting started at 10:55 am • New Board approved minutes from Nov 2022 meeting • 2023 Officers were nominated and elected due to 6 of 9 being in attendance • Meeting ended at 11:03 am 	Jason Brown Robert Grantham Graham Hurley Jill Jordan Derek Ruud Gary Whitney
2023 Officers announced	<ul style="list-style-type: none"> • Jason Brown – President • Derek Ruud – Vice President • Gary Whitney – Treasurer • Jill Jordan – Secretary 	Jason Brown, President
Bookkeeper's Report	<ul style="list-style-type: none"> • Reminded members of our website: www.camdenridgeauburn.org • Any questions about membership or pool key cards may be sent to management@camdenridgeauburn.org • Membership Update: <ul style="list-style-type: none"> ○ Started 2022 with 446 HOA members ○ 125 new homeowners or transfers within the neighborhood ○ Ended 2022 with 571 HOA members 	Mark Jordan, Bookkeeper
Open Questions & Comment Period	<ol style="list-style-type: none"> 1) Are Board Members who have access to funds/financial information bonded? Currently, they are not but the concern is understood. The Board Members and the Bookkeeper work closely together so it's known what expenses are incurred and paid. Additionally, we post monthly financial reports on the HOA website for all members to view. 2) How many homes in the older phases are not part of the HOA? We don't have an exact count but estimate about 100 homes. 3) In order to amend the covenants or re-write as one uniformed set of covenants, we need 90% of the homeowners agreement once the phase has existed 20 years old or 75% of homeowners agreement once the phase has existed 25+ years. Can we do online voting to obtain this percentage? We aren't sure but something that can be explored. We can also go door-to-door but it would require a lot of volunteers with nearly 600 homes in the neighborhood. 4) It was mentioned that we have quite a few investors buying new homes only to rent them out. Is there a cap on how many rentals are allowed? We're not aware of any caps. We would like to note that Homestays & Short-Term Non-Primary Rentals are not allowed inside of the Camden Ridge Neighborhood. This can be confirmed via the city interactive map: https://webgis.auburnalabama.org/shorttermrentals/ 	HOA Members
Closing	<ul style="list-style-type: none"> • Meeting adjourned at 11:40 am 	Jason Brown, President