

## Camden Ridge Annual HOA Member Meeting

<b>Date &amp; Time</b>	Saturday, January 27, 2023 @ 10:00 am CST
<b>Location</b>	Farmville Baptist Church – Relocated to Camden Ridge Pavilion
<b>Attendees</b>	Atkinson, Brown, Burnette, Grantham, Hughes, Hurley, Jordan, Lee, Lovelace, Mostellar, Royston, Ruud, Stanyard, Tran, Weilbacker, Whitney
<b>Topic</b>	<b>Notes</b>
<b>Opening</b>	<ul style="list-style-type: none"> <li>Meeting began at 10:30 am</li> <li>Due to a misunderstanding at the church, we relocated the meeting to the pavilion and delayed starting meeting.</li> </ul>
<b>Things completed last year...</b>	<p>Jason discussed the following items that completed in 2023...</p> <ul style="list-style-type: none"> <li>Fence was installed around the playground.</li> <li>New ceiling fans were purchased and installed at the Pavilion.</li> <li>Easter &amp; Holiday events were held with the help of volunteers and sponsors. These events do not come out of the HOA budget.</li> <li>Repairs performed in both restrooms, which consisted of leaking sink faucets and toilets.</li> <li>“Surveillance” and “No Pets” signs were purchased and installed on fence surrounding the pool and playground.</li> </ul>
<b>Newer Pool</b>	<ul style="list-style-type: none"> <li>Jason advised that Stone Martin contracted out Blue Haven Pools to replace both pumps and repair water leaks around pool lights, skimmers, and main drains. <ul style="list-style-type: none"> <li>When replacing the pumps, Blue Haven changed one of our 5hp motors to a 3hp motor without notifying the HOA. Jason advised we had consulted other pool companies to inquire if we had adequate setup for the size of the pool, i.e., number of pumps, skimmers, and the plumbing. We’ve been advised that it’s best to consult an attorney, but no locals want to get involved as they perform a lot of SM closings. The HOA will continue to monitor and hold SM accountable where possible.</li> </ul> </li> <li>Derek mentioned that once we have all the pool issues sorted and resolved with Stone Martin, we will look into have lights installed around the pool.</li> </ul>
<b>Older Pool</b>	<ul style="list-style-type: none"> <li>Derek advised that the board met to approve replastering of the pool. We are budgeting \$60K for the job to account for any equipment or unknown repairs that may pop up as the pool has never been replastered since being built in 2009. There are a lot of spots in the pool where the plaster has chipped off, creating small holes. Mark also advised there was a crack that runs from the water feature to the edge and it’s unknown if this is a surface crack or runs deeper.</li> <li>Mark noted that we received three bids, and we were able to get the company we wanted at the lowest cost as we negotiated based on other bids.</li> <li>Derek advised the work is planned to begin mid-February and pending weather, is expected to be completed by April 1st. We will continue to update the neighborhood on our HOA website and Facebook.</li> <li>All existing lights in and around the older pool will also be replaced. This is being coordinated so that it’s completed while the replaster is under construction.</li> </ul>

<b>Budget &amp; Reserve Account</b>	<p>Derek went over the budget which was shared with those in attendance. The biggest expenses are the pools and lawn maintenance.</p> <ul style="list-style-type: none"> <li>○ As mentioned earlier, we have added \$60K to the pool maintenance budget for 2024.</li> <li>○ We continue to pay down the Pool Loan – we’re paying the required \$20K a year plus quarterly interest payments of approx. \$7K.</li> </ul> <p>Mark stated that through reviewing our recurring expenses, such as phone, internet, utilities, etc., and getting those pool leaks repaired, we’ve been able to reduce cost by nearly \$17K.</p> <p>Derek advised that we had opened a reserve account and will be depositing 12.5% of any excess income annually. We currently have \$19K in the account, which is derived from:</p> <ul style="list-style-type: none"> <li>○ \$9K in excess from 2022.</li> <li>○ \$10K in excess from 2023.</li> </ul> <p>Derek mentioned that an additional 12.5% of excess income will be paid annually towards the principal pool loan balance to pay off sooner and reduce interest payments.</p> <ul style="list-style-type: none"> <li>○ \$8600 was paid in 2023.</li> <li>○ Another payment will be made later this year.</li> </ul> <p>Derek did say that the HOA Board hopes to reduce the HOA annual dues once we have this pool loan paid off. There is no guarantee as we don’t know what unforeseen expenses we may incur, but we do plan to reevaluate the dues in an effort to reduce them.</p>
<b>Membership Update</b>	<p>Mark provided an update and advised that we:</p> <ul style="list-style-type: none"> <li>● started 2023 with 571 members.</li> <li>● ended 2023 with 603 members.</li> </ul> <p>This increase is mostly due to the new builds and Stone Martin has approx. 10 lots left on Scarsboro Lane.</p>
<b>Election of 2024 Board Members</b>	<ul style="list-style-type: none"> <li>● Each nominee in attendance gave a brief statement.</li> <li>● Members were asked to vote on the ballot provided, fold in half and hold up for pickup.</li> <li>● All 5 nominees were voted for unanimously and will serve on the 2024 Board of Directors: <ul style="list-style-type: none"> <li>○ Jason Brown</li> <li>○ Robert Grantham</li> <li>○ Graham Hurley</li> <li>○ Derek Ruud</li> <li>○ Jill Jordan</li> </ul> </li> </ul>
<b>Suggestions</b>	<p>The following items of consideration were brought to our attention, and the Board will review these in a future meeting.</p> <ul style="list-style-type: none"> <li>● Placing signs and sending emails about the annual meetings as not everyone is on social media.</li> <li>● Changing the day of the meeting from Saturday morning to weekday evening as many don’t want to give up their weekends.</li> <li>● Adding a virtual option for those unable to attend annual meetings.</li> <li>● Adding a sign with contact information on the main pavilion gate.</li> </ul>

<p><b>Questions from members</b></p>	<ol style="list-style-type: none"> <li>1) Are we maintaining the retention ponds yet? - No, we are not until the build out is complete. Stone Martin still has some lots on Scarboro. FYI, this will become an additional landscaping expense to maintain these per city requirements.</li> <li>2) Is the new construction going on behind us part of Camden Ridge? - No, this is another development of Stone Martin and it's called Old Samford. Derek advised that Stone Martin asked if we wanted them to be another phase of Camden Ridge, but the Board at the time advised no. We already have 600+ homes in our HOA and this is a 15 to 20 yr. planned development with townhomes, standard homes, retail/shopping, restaurants, and more. You can find more information and site details on their website: <a href="http://www.oldsamford.com">www.oldsamford.com</a></li> <li>3) Can anything be done about the potholes on Garrett Lane? Some homeowners have contacted the City as well as Stone Martin and nothing has been done. - Jason suggested using the Auburn Fixit app but also stated that the Board would look into this and see if we can get it filled in temporarily. We don't want the final layer of pavement put down as the construction trucks will only cause more damage. It was also suggested to reach out to Beth Witten, our councilwoman.</li> <li>4) Is Armistead Lane going to get a final layer of pavement? - Once the buildout is complete on Scarsboro Lane, Stone Martin will likely have all the roads they built on refinished. However, with the Old Samford buildout going on and connecting through Armistead, their equipment may cause damage again.</li> <li>5) Is there anything we can do about speeding down Keystone and Piedmont? - Derek advised that we had a speed study performed by the City and they warranted no speed divergents were needed. They can place digital speed signs to alert drivers how fast they are going but at this point, no speed bumps. Jason mentioned that we may be able to check into creating some 4-way stops along the straightaways that people speed down.</li> <li>6) Can anything be done about the excessive street parking as many vehicles are there longer than 72 hours? - We continue to send violation letters when complaints are brought forward but right now, there isn't much that can be done. Derek advised that we would like to have all phases under the same covenants and rules but 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.</li> <li>7) There is a concern over kids on ATVs and golf carts. A homeowner mentioned that you can call the police and ask them to come talk to the parents and children. They will only make them aware of the safety concerns and not get the children in trouble.</li> <li>8) Someone asked a follow-up to a question from last year concerning Board Members who have access to funds/financial information being bonded? - Our insurance policy includes Crime/Fidelity coverage which covers employee theft, etc.</li> </ol>
<p><b>Closing</b></p>	<p>Meeting adjourned at 11:20 am</p>
<p><b>Need to reach us?</b></p>	<ul style="list-style-type: none"> <li>• Our website: <a href="http://www.camdenridgeauburn.org">www.camdenridgeauburn.org</a> is a public site and a login is only required to review financial reports and meeting notes.</li> <li>• Questions about membership dues or pool key cards, please send an email to: <a href="mailto:management@camdenridgeauburn.org">management@camdenridgeauburn.org</a></li> <li>• Safety concerns with pools/pavilion area, and would like us to review security footage, please send an email with date and time of incident to: <a href="mailto:camdenridgepool@gmail.com">camdenridgepool@gmail.com</a></li> </ul>