

Camden Ridge HOA Board Member Meeting – January 10, 2024

Date, Time, & Location	Wednesday, January 10, 2024 @ 6:30pm at the Camden Ridge Pavilion
Board Members <small>*in attendance</small>	<p>Jason Brown* – President Derek Ruud* – Vice President Gary Whitney – Treasurer Jill Jordan* – Secretary Will Faulkner Robert Grantham* Graham Hurley* Heather McDonald* David Robison</p> <p>Mark Jordan* – Bookkeeper (non-Board Member)</p>
Opening	Meeting began at 6:37pm
Discussion	<ol style="list-style-type: none"> 1) Approve November Meeting Notes <ul style="list-style-type: none"> • The minutes from 11/7 and 11/20 were reviewed and approved. These will be posted on HOA website. 2) Mark to provide update on Handyman work and Stone Martin repairs to Newer Pool Pump <ul style="list-style-type: none"> • Repairs were made to one sink and one toilet in each of the restrooms. The water fountain will be repaired after the winter/hard freeze period. • Stone Martin repaired the pool pump that had burnt up. They replaced our 5hp pump with a 3hp pump w/out our approval. We will monitor for any issues as we have a new 1-year warranty through Blue Haven. Both pumps have now been replaced but the cool deck coating has not been. We will reach out to Stone Martin and confirm this will be completed prior to 4/1/2024. 3) Discuss Reserve Account – per RiverBank, we need the following notated in our meeting notes: <ol style="list-style-type: none"> a. Approval to Open Reserve Account – approval granted at 6:47pm b. Approved Signees and Title – keep in sync with checking account, which is as follows: <ul style="list-style-type: none"> ➢ Jason Brown, Board Member ➢ Derek Ruud, Board Member ➢ Mark Jordan, Bookkeeper c. Approved Amount to Deposit – previously, we had discussed 25% of remaining year-end balance with 12.5% going to a reserve account and 12.5% going towards pool loan balance. <ul style="list-style-type: none"> ➢ Initial amount to be deposited into reserve account is \$18,892 which is comprised of \$8,600 from the 2022 budget and \$10,292 from the 2023 budget. 4) Review and approve 2024 Budget – each line item of expense was reviewed and approved with total expenses for 2024 estimated to be \$232,425. This is due to repairs needed on the older pool which increased the pool maintenance for this coming year.

	<p>5) Discuss Bids</p> <ul style="list-style-type: none"> a. Older Pool Replastering – we received multiple bids and voted unanimously for the most cost effective after Robert moved to motion. The total budgeted amount is \$60,000 which consists of start to finish with multiple factors, including the following: <ul style="list-style-type: none"> ➤ The board will be responsible for draining the pool prior to the work being performed. Jason will check Harbor Freight, Lowe’s, and Home Depot for renting/purchasing options of a suction pump. <i>Costs TBD.</i> ➤ Pearl Pool Company will be responsible for the pool replaster and any repairs needed for cracks. <i>Estimate on their bid was \$45,000.</i> ➤ Lights inside the pool will be replaced as many have gone bad. <i>Estimate to come later.</i> ➤ The board will be responsible for refilling the pool once the replaster and electrical work has been completed. ➤ Clear H2O will perform the required 30-day water chemistry process so that we have a 1-year warranty. <i>Estimate is \$500 labor plus cost of chemicals.</i> ➤ The existing pool pumps (2) have never been replaced and are starting to show signs of disrepair. <i>The board will also discuss costs of new pumps with Clear H2O.</i> b. Electrical/Lights around Older Pool – we received only 1 bid after reaching out to multiple companies. Morgan Rhodes, a Camden Ridge resident & electrician, will replace the bollard lights around the pool, the two tall lights at the corners of property and install additional lights on the pavilion so that the playground is more lit. <i>Estimate is \$4,400</i> c. Lawn Maintenance – we received multiple bids and voted unanimously for the most cost effective after Graham moved to motion. Effective 2/1/2024, LawnWorks Landscaping will maintain the Camden Ridge subdivision. <i>Estimate on their bid was \$24,000.</i> This is for the existing scope of work to be maintained. The lawn maintenance contract will be renewed annually up to 3 years dependent on board review/approval. <ul style="list-style-type: none"> ➤ The board will also be obtaining bids to remove 6 trees around the older pool that have started to die.
Closing	Meeting ended at 7:51pm