

Camden Ridge HOA Board Member Meeting – February 2023

Date	Thursday, February 23, 2023
Location	Camden Ridge Pavillion
Board Members in Attendance	<p>Jason Brown – President Derek Ruud – Vice President Gary Whitney – Treasurer Jill Jordan – Secretary Robert Grantham Graham Hurley Heather McDonald Will Faulkner David Robison</p>
Board Members not in Attendance	N/A
Non-Board Members in Attendance	Mark Jordan – Bookkeeper
Opening	Meeting began at 6:33 pm
Discussion	<ol style="list-style-type: none"> 1) Approval of January 2023 board meeting - No questions or objections; Approved. 2) New business - Graham mentioned the use of a mobile app such as GroupMe or Remind as another way to alert/notify HOA members of important items. It was recommended to not have open two way communication. Remind app is one way and is the best for HOA notifications. The issue is obtaining everyone's cell phone for the texting alerts. We could post on HOA website, FaceBook and NextDoor asking that preferred cell phone #s being emailed to management. *Update after meeting: It was confirmed that Remind app was not feasible as it's only for educational use. 3) Financial Modifications - <ul style="list-style-type: none"> • Mark advised Jason that the insurance was quoted at \$13,300 but when he called to inquire, Cincinnati advised the actual rate for our 3-year period is \$11,233. Mark will amend the budget and send to Cason for publishing. • Mark discussed the bank statements that were shared with board members and explained the Quickbooks deposits and fees. • Jason is going to RiverBank to open a reserve account and deposit \$8600 initially. David and Derek discussed the amount that should be placed into the reserve; 70-80% of budget but may be based on actual expense need. Reserve can be used w/out penalty and earns interest. 4) Pool Pump - Derek advised that we need to call American Leak Detection (ALD) to set up another inspection. Last year, we had leaks and ALD came out. It was determined that a valve was left open and water was spewing out. Recently, Erin from Southpaw came to inspect the old pool pumps and gave a quote to repair the valves (\$2700). We approved that work to be done during the November Board meeting but we haven't yet paid. He replaced those and now the return and intake pipes are leaking. Erin is saying we now need to replace two full sand filters at \$2489 each and provided a quote of \$6675. <ul style="list-style-type: none"> • We recommend looking into other companies to service the pools. • Jason spoke to Clear H2O and they will sample water and tell us what is needed but do not service commercial pools. • Robert will speak to Backyard Experience. • Jason will call Chandler Pools who services the GroveHill pools. *Update after meeting: Todd Chandler came out to look at pools and advise he would provide a quote but noted that chemicals are up 40%.

	<p>5) After spring break, need volunteers to help put out furniture. Jill will post on social media as a heads up with the tentative date of 3/25. Mark will reach out to the family that has a reservation in a couple of weeks to see how many table/chairs is needed. Some of the board can assist, if needed, with set up.</p> <p>6) \$100 Dues - In 2020, the board voted to require all members pay the same dues. The original decision (made by Tony) to allow residents who were not members to opt in for \$100 should not have been allowed because the articles were not amended. All member dues are to be \$400.</p> <ul style="list-style-type: none"> • There are a few in the 11th addition that had been paying \$300 for 8+ years but started paying \$100 and it appears that nothing was sent out to collect additional payment. • There is one which produced a signed a form for the \$100 dues w/out the pool amenity. However, it states that the initial amount is \$100; however, since the form should've never been written up and offered. • There is one other that doesn't have a form but says she was advised of the \$100 option. • Mark will continue to reach out and confirm the dues are to be \$400 going forward. <p>7) Non-member Covenants - We have been sending out violation letters as needed and most have complied. There is one homeowner stating they didn't join because they wanted to be able to do what they wished with their property. The Board confirmed that all properties are bound by the covenants regardless of HOA membership status. Jason will reach back out to this homeowner and we'll continue to send out violation letters.</p> <p>8) A/C not working in Office - We need to get some quotes to repair. The power appears to be going to the unit but it's not coming on. Will & Robert will reach out and obtain quotes. *Updates after meeting:</p> <ul style="list-style-type: none"> • Robert advised the Farnell Mechanical Heating & Air advised of \$135 fee just to provide a quote for repair; whereas a new system would be free quote. They're coming 3/2 to quote new unit replacement. • Will advised Matt Salmon with S&S would come out 2/27. Jason advised S&S came out and provided quote to replace as motherboard is fried - \$2073 for new unit. <p>9) A notion to increase the pool/playground budget from \$32K to \$40K to allow for needed repairs. This was approved. Mark will amend and have updated budget published.</p> <p>10) New secured scanner / latch for playground gate - It was recommended that we allow all residents to use the playground area. We will not pursue a secured scanner but will see about a different type of latch/opening as the only way in/out is on the outside of the gate. Jason to contact Fence Doctor.</p> <p>11) Lighting for Playground and New Pool Area - Jason mentioned lights at different points or low-voltage floodlights. We would need new 110 outlets installed or transformers.</p> <p>12) Security at Pavillion/Pools - David brought up possibly having someone come through nightly or more frequently. Jason advised APD is patrolling more often but we can add as a watch item for summer as it gets busier at the pool.</p> <p>13) Defibrillator - We will not invest at this time as the liability outweighs benefits; it could be used incorrectly, destroyed, or stolen.</p> <p>14) Treasurer - David proposed adding the new Treasurer to the bank account to monitor cash flow. This was approved.</p>
Closing	Meeting adjourned at 7:54 pm