

Camden Ridge HOA Board Member Meeting – November 7, 2023

Date, Time, & Location	Tuesday, November 7, 2023 @ 6:15pm at the Camden Ridge Pavilion
Board Members *in attendance	<p>Jason Brown – President*</p> <p>Derek Ruud – Vice President*</p> <p>Gary Whitney – Treasurer*</p> <p>Jill Jordan – Secretary*</p> <p>Will Faulkner*</p> <p>Robert Grantham*</p> <p>Graham Hurley</p> <p>Heather McDonald*</p> <p>David Robison</p> <p>Mark Jordan - Bookkeeper*</p>
Opening	Meeting began at 6:40pm
Discussion	<ol style="list-style-type: none"> 1) Approval of February 2023 board meeting notes – Motion to approved, all approved. 2) 2024 Members Meeting – date, time, and location – Meeting is to be Saturday, 1/27 @ 10am. <ul style="list-style-type: none"> ➤ Jill will post to Facebook and Cason to update HOA website. 3) Current ‘new’ pool situation re: Stone Martin – <ol style="list-style-type: none"> a. Claudia responded Thursday advising that Blue Haven confirmed the one pump was not working which they would replace and provide 1-year warranty. b. Stone Martin has yet to address the fact that we were supposed to have 3 pumps. We have an email from March 2021 confirming there would be 3 pumps installed and there’s a breaker for it already installed. <ul style="list-style-type: none"> ➤ It was decided to advise Claudia that we want the pump repaired but also let her know that we’re reviewing plans and determining next steps regarding the need for 3 pumps as this is what prior emails reflect was to be installed. Jason will send email. ➤ Mark will reach out to ClearH2O to see if they can evaluate all the plumbing to confirm the pool functions as it should. 4) Plastering of ‘old’ pool – <ol style="list-style-type: none"> a. How many estimates do we need? b. When are we looking to have this done, preferably during off season prior to Memorial Day weekend? c. We also need to repair pool lights at the same time as only 2 currently work. <ul style="list-style-type: none"> ➤ Mark to call and get quotes and report back to board, but repairs must be completed by April 1st. Also need to repair pool lights while we’re at it. ➤ Derek is going to reach out to electrician in coming weeks about bollard and pole lights around old pool. Quotes to be sent to management email. 5) Removal of dead trees at pool - Chinese Elms are dying but we may not want to remove all trees at this time. There are 6 and 3 are already in the process of dying. If we remove all, we will still have the 2 large trees closest to pavilion. <ul style="list-style-type: none"> ➤ Jason will call a few places to get quotes to remove all tress as well as only the dead for price comparison. Quotes to be sent to management email. 6) Retention ponds - tabled until we discuss pump repairs. David did confirm vis text that until Stone Martin has the ponds certified with the City, they cannot hand off to us.

	<p>7) Fine Process for Covenant Violations – tabled for now; we will continue to send violation letters as needed.</p> <ul style="list-style-type: none"> a. What type of approval is needed to implement? b. How can we get someone to assume the role of mailing letters and following up? <p>8) Budget Increases - Jason and Mark reviewed 2023 budget against 2023 actual spending.</p> <ul style="list-style-type: none"> ➤ Jason adjusted during meeting and will send out clean version of 2024 budget to the board members for review. ➤ Heather requested that we get new bids for landscaping due to 2024 projected costs to exceed \$30K. This was approved. Quotes to be sent to management email address. ➤ Current board members will meet ahead of 2024 Members Meeting to finalize and approve the 2024 budget. <p>9) Christmas Event - Robert and Laura are covering, no funding needed from HOA.</p>
Closing	<p>Meeting ended at 7:35pm</p> <p>*Next board meeting is tentatively scheduled for January 10th to approve 2024 budget*</p>