

Camden Ridge HOA Board Member Meeting

Date, Time, & Location	Monday, December 29, 2025 @ 6:00pm at the Camden Ridge Pavilion
Board Members	Jason Brown Graham Hurley Jill Jordan Derek Ruud
Opening	Meeting began at 6:02pm
Discussion	<ol style="list-style-type: none">1) Derek presented an overview of the forecasting tool that he and Jason met with an accounting firm to discuss. This tool piggybacks onto QuickBooks and can help project how much money we need for certain projects and how much/long that we'll need put aside to meet the project goal.<ul style="list-style-type: none">➤ There is a startup/setup fee of approx. \$2000.➤ The monthly fee is \$23.Mark mentioned there are other online forecasting tools that work with QB, so he'd like the opportunity to research and share findings with the board. He also mentioned that the advanced version of QB has forecasting, as well as more robust reporting, but the annual premium is much higher than our current cost.<ul style="list-style-type: none">➤ The board agreed to allow Mark to research all the options and present them to the board.2) Jason provided an update on the lights around larger pool and broken window in men's restroom.<ul style="list-style-type: none">➤ Lights will cost slightly more than he expected, but he is still looking for options to place atleast 2 around the shallow end of larger pool.➤ No one has returned his calls regarding the window repairs, but he will continue to try after the holidays. Also, to note, the window doesn't seem to be broken on both sides.3) Mark advised the pool company from B'ham, who performed a walkthrough and observed the issues with water flow in the larger pool earlier this month, left him a message near Christmas and when he called back, they were closed. He will try to reconnect after New Years.4) Derek brought up the need to review and possibly revise the Ethics Policy as it was adopted in 2021. After reviewing, the board voted unanimously to update C.2 and copy over as B.6. The updated Ethics Policy was uploaded to the HOA website on December 30, 2025.5) Jill advised that details around the 2026 dues invoices and members meeting will be sent via email and added to website and social media on Monday, January 5, 2026.
Closing	Meeting ended at 7:18 pm