

Camden Pointe Homeowners Association, Inc  
February 15, 2006  
7:30 pm – Large Clubhouse

## Agenda

1. Meeting Called to Order at: 7:34 PM  
Present: Board Members:  Bill Jones,  Jim Barnes,  
 John Hess,  Scott Maskell,  Brad Ellingson  
Property Managers:  Denise Hindes,  Ruann Bunker  
Residents 4
2. Minutes [not available](#)
3. Management Report
  - Financial Report [2006 budget approved, will be updated shortly on web](#)
  - Delinquency Report [no significant changes](#)
  - 2006 dues to date received [\\$72,228 good news](#)
  - Bathrooms Repair / Remodel [some changes to plan including replacing water heater and air handler/heater; also more wood needed replacement than originally planned – still very close to original budget – maybe an additional \\$1,000 - should be completed Friday, 2/24](#)
  - Electrical Project / Bids [Daryl has offered to trench to the upper tennis court pavilion – this will save significantly on costs – AIO is reviewing bids – work will be coordinated with Daryl. Electricians cost was \\$1,700 – Daryl hopes to complete the work and leave an extra conduit for \\$600. Thanks!](#)
  - Landscape Sod [board approved Sod for pavilion area as well as love grass for lake inlet and lake dame. Also approved lighting improvements at the front entrance. Did not approve \\$1,390 for sod near the miniature golf area](#)
  - Architectural Requests / Violations / 2247 Saluda Lane [Horace will follow up with the homeowner at 2247 SL – they built a concrete block retaining wall without approval – this structure is not permitted in CP – Jim has offered to help as needed](#)
  - Tennis Discretionary Funds / Upper Pavilion [no update](#)
  - Furniture in Small Clubhouse [no discussion](#)
  - New Clubhouse Key Chairperson effective March 1: [Maxine Flowers Thanks](#)
4. Proposed 2006 Budget / Approval [approved](#)
5. Bylaws and Covenants Revision / Ballots
6. Lake Clean Up / Dredging
7. Committees
  - ACC – [see above – also violation letters for “needs painting” will be sent in the next few weeks](#)
  - Emergency Preparedness [Gene is Cobb CERT certified!](#)
  - Landscape – [see above](#)
  - Lakes – [discussion about dredging in back lake – possible funds available from Cobb – Gene, Celeste and AIO will work with Mr. Higgins of Cobb County to see if funds could be made available to help pay for the dredging](#)

- Newsletter
- Pool/Swim Team
- Social
- Streets
- Tennis
- Website
- Welcoming

8. Next Meeting: March 15, 2006, 7:30

9. Discussion

- Board approved Gene purchasing and replacing thermostats in both clubhouses with digital, programmable thermostats.
- All ACC DS were distributed to block captains EXCEPT Woolwich Lane – Jim & Nancy Verrecchia. Jim Barnes took the DS and will get them to Jim and Nancy.
- AIO is working on bids for the replacement to the pool gates as well as the keyless entry for both gates and the restrooms.
- John received an email from HGTV regarding using homes in CP for a show. Awaiting confirmation that this is not a spam or scam.
- Small clubhouse A/C is not working – fan motor is bad and ducts are full of dust. AIO is working to find a contractor to clean the ducts and get the A/C system running again.
- Board and AIO will review the proposed covenant and by-laws changes. We will develop a plan to get these out to the homeowners quickly.

10. Adjourned 9:41 PM