

CAMDEN POINTE JANUARY 18, 2006 ANNUAL MEETING AGENDA

1. CALL TO ORDER 7:45 PM

In attendance: Ruann of AIO, 4 board members and 22 homeowners

2. ROBERTS RULES OF ORDER are in effect

3. RECAP 2005

A. LAWSUIT SETTLED

B. NEW CONCRETE WALKWAY

C. AIO-NEW PROPERTY MANAGERS

D. SMALL CLUBHOUSE REMODEL (DUE TO WATER DAMAGE)

E. NEW AND IMPROVED WEBSITE

F. NEW ROOFS ON BOTH CLUBHOUSES

G. NEW FOUNTAINS WITH LIGHTS

H. LAKE / DAM AREA TREE REMOVAL

I. NEW TREES IN ALCOVE AT FRONT ENTRANCE

Jim Barnes provided a great review of CP in 2005. Great 2005! Swim team 127 swimmers last year

4. NOMINATING COMMITTEE

Nominating committee: Hunter Johnson, Horace Wiggs and John Hess.

Nominees: John Hess, Bill Jones and Scott Maskell and Brad Ellingson

5. NOMINATIONS FROM THE FLOOR

No nominations from the floor

6. BALLOTS COLLECTED

Ballots were collected by Ruann of All-In-One and counted along with proxies which had been mailed in earlier. The board voted all proxies assigned to the board FOR all candidates.

7. 2005 BUDGET REVIEW/ 2006 BUDGET

A. INCREASED CAPITAL RESERVES

B. NO INCREASE IN DUES

C. REDUCED PROPERTY TAXES TO ZERO

D. REDUCED LANDSCAPE CONTRACT BY \$5664

E. REDUCED POOL CONTRACT BY \$4210

F. CASH SAVING FROM COST OF REPAIRS TO SMALL CLUBHOUSE VS. MONEY RECEIVED FROM INSURANCE COMPANY

Bill Jones discussed our 2005 actual and 2006 planned budgets. Almost \$44,000 cash in bank. Saved money on pool contract, landscape contract and property management contract. Saved money on insurance claim against small clubhouse sewer damage repair.

8. 2006 BUDGETED MAINTENANCE AND IMPROVEMENTS

- A. NEW POOL GATE W/ PUSH BUTTON ACCESS
- B. CLUBHOUSE/POOL BATHROOM REMODEL
- C. NEW 200 AMP BREAKER BOX
- D. LOVE GRASS FOR INLET, DAM AND HILL (TENNIS AREA)
- E. LANDSCAPE LIGHTING

Scott Maskell reviewed the plans for 2006. Lots of exciting work planned in 2006 – most notably: new pool gate and restroom repair/remodel

9. NEW DESIGN STANDARDS

New ACC Design Standards – Horace Wiggs reviewed changes: appeals process, basketball goals – we are asking the block captains to distribute the DS to their areas

10. VOLUNTEER APPRECIATION

Many, many thanks to all the wonderful people who help out around CP.

Some of the volunteers are:

Peggy Davidson – social committee – in 2005 added adults only party

Horace Wiggs – ACC – updated Design Standards

Dewey Morgan – was on board, moved to Philadelphia – cleared dam of trees

Debi Kinnebrew – newsletter, communication – ties the community together

Tracey Mlincsek – swim team – great program for our children

Claudia Sammons – clubhouse – thanks

Celeste Nettles – lakes – maintaining our important asset

Judy Martin – pool keys

Valerie Barnes – welcome committee

John Clancey – tennis – thanks!

Bill Jones, Scott Maskell, Jim Barnes – commitment to CP

11. ANNOUNCE THE RESULTS OF THE ELECTION

Per our covenants, we require 39 homes to vote. We had 41 votes in the election. The 4 candidates were elected to 2 year terms:

John Hess, Bill Jones and Scott Maskell and Brad Ellingson

12. OPEN FORUM

- Our attorney is working on the updated covenants.
- We need more homeowner involvement.
- Q: How many homes have not paid dues? Answer: about \$5,600 is owed – with 6 homes which have not paid 2005 dues.
- Discussion: DS should not be put in mailbox, they should be put at front door
- Request to chain the broken pool gate
- Request to revisit playground at clubhouse
- Discussion on speed humps along CLP – reviewed that Cobb had evaluated the street and will not reevaluate for 2 years.
- Question if we ordered commercial grade toilets for the restrooms. No.
- Question on ACC process to build a deck. Referred to Horace Wiggs.
- Discussion about extending the CP pool deck.
- Discussion about new/additional pool furniture.

13. ADJOURN 9:00 PM