

CAMDEN POINTE HOA  
JANUARY 17, 2007  
ANNUAL MEETING AGENDA

1. CALL TO ORDER 7:37 PM

In attendance:

Board members: Jim Barnes, Scott Maskell, Brad Ellingson and John Hess (scribe)

7 homeowners and Ruann Bunker and Denise Hines of All-In-One Community management.

2. ROBERTS RULES OF ORDER – in affect as needed

3. RECAP 2006

Jim Barnes presented the re-cap of 2006 – details below.

A. ALL-IN-ONE – MANAGING OUR COMMUNITY – THANK YOU!

Many Thanks to All-In-One – especially Ruann, Denise, Jeanie and Kim for all the hard work making Camden Pointe a great community. We would not be were we are at today without their help and commitment to improve Camden Pointe.

B. CAMDEN POINTE ELECTRONIC NEWSLETTER

Many thanks to Pei-Wen for volunteering to put together the eViewpointe each month! This is a great communication tool for Camden Pointe. Also, many homeowners may not be aware but the advertisements in the eViewpointe completely cover the costs.

C. LAKE SURVEY – UNDERSTAND HOMEOWNER PRIORITIES

Many thanks to Celeste Nettles for leading the Lake Committee. Celeste created and ran a survey of the homeowners to understand concerns around our lakes. Celeste and Mike Nikin put together the lake clean up day.

D. LAKE DEPTH STUDY

A depth study was completed in December 2006 of the back lake, Lake Bebe. The survey shows a need to remove about 4,500 cubic yards of sediment. Estimate cost is about \$30 per cubic yard or an estimated cost of \$135,000 to dredge and remove the sediment. This would leave the lake with a minimum average depth of 4 feet in the affective areas. The lake study is available on the web site and will be valid for 2 years.

E. ELECTRICITY TO UPPER TENNIS PAVILLION

Many thanks to Darryl and the team for making this happen. There is some cleanup work required to repair the damaged sprinkler lines. We hope to have that completed before the spring growing season.

F. FASTER ACC APPROVAL FOR MANY simple issues.

All-In-One and the ACC instituted new process in 2006 to speed up the approval of standard requests.

G. NEW ACC FINE POLICY

The new ACC Violation Fining policy went into effect on January 1, 2007. The fine is \$25 a day and will be used when homeowners refuse to respond to requests to resolve issues around their homes.

4. **CAMDEN POINTE CASH!** – GIFT CARD PROGRAM

Brad Ellingson presented the new and exciting Camden Pointe Cash program. This gift card program started in late 2006 is being hosted in the small clubhouse most Monday nights from 7:00 to 9:00 PM. The first cards were delivered by Brad Ellingson, at the annual meeting. The board hopes this process will reduce the need to raise dues or hold a special assessment for upcoming capital improvements.

5. NOMINATING COMMITTEE

Many thanks to **David Alexander, Dan Mckay and Tracey Mlincsek** for volunteering for the nominating committee; David presented the nominations.

The Camden Pointe HOA Board of Directors consists of 5 members each elected to 2 year terms. Bill Jones and Jim Barnes's second, 2 year terms completed. John Hess stepped down after 1 year into his second term.

Remaining on the board in 2 year of 2 year term: **Brad Ellingson and Scott Maskell**

Candidates in this election for 2 year terms: **Jim Barnes (for re-election), Joe Beckford and Tracey Mlincsek.**

6. NOMINATIONS FROM THE FLOOR

No nominations were made from the floor.

7. BALLOTS COLLECTED

All-In-One passed out and collected ballots. The board voted unanimously to vote proxy votes for the 3 candidates.

8. NEW ACC FINING POLICY

Denise Hines of All-In-One reviewed the new ACC Violations fining policy.

9. 2006 BUDGET REVIEW/ 2007 BUDGET

A. INCREASED CAPITAL RESERVES

B. NO INCREASE IN DUES

Scott Maskell presented the 2007 budget including planned improvements (see next item.)

Camden Pointe completed 2006 well over \$22,205 remaining above our budget plan! Total 2006 Income was \$194,553.78. Total 2006 Expenses were \$172,348.02. Thanks again to the board and AIO for all the hard work in carefully spending our money. The board voted to move an additional \$10,000 into Capital Reserves bringing the total to just over \$38,000!

#### 10. 2007 BUDGETED MAINTENANCE AND IMPROVEMENTS

- A. NEW LIGHTS IN POOL AREA
- B. The board also approved 4 permanent tables to be installed in the pool deck this year.
- C. LAKE MAINTENANCE CONTRACT
- D. SAVING MONEY FOR FUTURE PROJECTS
  - The front porch needs to be replaced
  - Several bricks are damaged in the clubhouse steps

#### 11. VOLUNTEER APPRECIATION

Many, many thanks from the board to the volunteers who make Camden Pointe successful.

Some of the many volunteers:

**Horace Wiggs** – ACC

**Mike Nikin** – Landscaping

**Celeste Nettles** – Lake

**Gene DeWulf** – budgeting and general oversight

**Peggy Davidson** - decorating

**John Clancey** – tennis

**Pei-Wen Simon** - eViewpointe

#### 12. ANNOUNCE THE RESULTS OF THE ELECTION

Ruann Bunker of All-In-One announced that with a total of 40 votes from ballots and proxies all 3 candidates were elected to the CP HOA board for 2 year terms.

**Congratulations Jim Barnes, Joe Beckford and Tracey Mlincsek!**

#### 13. OPEN FORUM

- The board and AIO presented a Thank You cake to John Hess. The board also thanked Bill Jones and the other board members for their commitment to Camden Pointe.
- A homeowner mentioned he had received a letter in his mail box about a “Tennis Academy” to be taught on the CP Tennis Courts. Some board members had also received the unsolicited and illegal notice in their mail

boxes. The person sending out these flyers had not asked for permission from the board. After much spirited debate, the board agreed to talk with John Clancey, the Tennis Committee chair to see if he was aware of this and had sanctioned it. The general consensus is that the board will not permit CP HOA property to be used to run a for profit business, however if an exception is made then the company will need to pay CP HOA for the use of the facilities. Further investigation is required.

- The electricity ran to the upper tennis pavilion caused some damage to the sprinklers. This will need to be addressed and repaired shortly.

14. ADJOURN 9:00 PM – Thank You and Have a Great Year!