

Camden Pointe Homeowners Association, Inc
April 19, 2006
7:30 pm – Large Clubhouse
Agenda

1. Meeting Called to Order at: 7:45 PM _____
Present: Board Members: ___Bill Jones, _X_Jim Barnes,
_X_John Hess, _X_Scott Maskell, _X_Brad Ellingson
Property Managers: _X_Denise Hindes, _X_Ruann Bunker
Residents_4__

2. Minutes
3. Management Report

- Financial Report

CP finances are OK and on track.

AIO will adjust the 2007 dues Year-to-date numbers to reflect actual 2006 revenue rates.

Landscape appears under budget due to RGS billing 1 month in arrears – is on track.

Pool phone bill includes 2 months. The rate was raised slightly, but we are on track.

Clubhouse restroom remodel and gate work is on track. It will finish about \$1,000 over budget.

Reserve contributes will be evaluated in September so we can make the contributions before the end of the year.

- Delinquency Report: 35 1st warn letters / 4 attorney collection
- 2473 Saluda Lane ownership
- Restrooms Remodel completed
- Electrical Project & Upper pavilion power trench

Electric is work is done. Now waiting on Darryl to dig the trench to the upper tennis pavilion.

- Pool Gates & Locks for Restrooms

Scott requested AIO solicit bids to add either a semi-circular structure to the top of the gates or a small cover over the handle to limit reaching over and opening the gates.

- Directors & Officers Insurance policy current
- Architectural Requests / Violations / 2247 Saluda Lane: wall / 2478 Saluda Dr: white rock abatement letter 4/24 deadline

Discussed status of these and next steps; abatement will occur for 'white rocks' per covenants

- 2440 Camden Lk View / Tall pine in lake

HOA is not responsible to remove tree;

4. Old Business

- Bylaw Amendment Ballot Response

Results should be available by May 5.

- Swim Team Update

Still limited contact with Tracey. Need to engage on swim team budget. Brad will work with AIO and Tracey.

- Pool Furniture

Awaiting any funds from swim team that could help pay for new furniture this year.

5. New Business

- Pool Gate Lock Code Distribution

AIO will mail out 'post cards' to all homeowners in good standing with the code.

- Pool Opening May 19 / Swim team practice May 22

Yeah!!!

- Covenants – Amendment for mediation or adding ACC fines, Amend to POA?

Ran out of time to discuss this topic. Will be key topic at April HOA.

- Lake Dam Access Path

Royce and Mike N. are working to take over maintenance of this area. Royce submitted a bid to clean this area for \$2,400. Mike has proposed a work day to clean up the dam area. Homeowners will be asked to contact AIO and provide their name. AIO will send the list to Mike Nikon to prepare for the work day.

- Lake Inlet Land Donation

Ran out of time to discuss this topic.

6. Committees

- ACC
- Emergency Preparedness
- Landscape

Royce will seed the area next to the small clubhouse (putting area) for \$600

- Lakes
- Newsletter
- Pool/Swim Team

The old pool rules seem to be lost. We will see if we can locate a copy.

- Social
- Tennis
- Website
- Welcoming

7. Next Meeting: May 17, 2006, 7:30

8. Discussion

A suggestion was made to power wash the front of the clubhouse.

Perhaps this can be combined with the lake dam clean up.

The board voted to allow Joan to hold a political meeting with our local rep for free. This is a one time allowance and does not imply we will permit future political events at the clubhouse.

9. Adjourned – 10:16 PM