

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

## Agenda & Minutes

1. Meeting Called to Order at: 7:40 PM  
Present: Board Members:  Bill Jones,  Jim Barnes,  
 John Hess,  Scott Maskell,  Brad Ellingson  
Property Managers:  Denise Hindes,  Ruann Bunker  
Residents\_1\_\_
2. Minutes for Dec 2005, Jan 2006 and Feb 2006 were reviewed and approved
3. Management Report
  - Financial Report, Status & Issues finances OK
  - Delinquency Report 78 delinquent homes – about the same as last year – AIO is working with the homeowners and will assess late fees per our covenants
  - Restrooms Repair / Remodel status mostly complete; should be totally complete by early April – including new locks
  - Small Clubhouse AC status – is working fine; AIO will monitor filter and replace if needed
  - Electrical Project & Upper pavilion power trench work will begin shortly; Darryl will trench to upper pavilion in April; this includes rewiring pool pump (but does not include pool pump repair)
  - Pool Gates & Locks for Restrooms gates will be replaced this month – after gates are replaced then restroom locks will be replaced – suggestion for first code: use our ZIP code 30101 (or as many digit's as needed)
  - May 27 – Graduation, Wedding, Tennis No tennis teams playing at CP on May 27; AIO will investigate hiring a police officer to help with parking during the wedding
  - Landscape Sod work in progress
  - Architectural Requests / Violations / 2247 Saluda Lane – Horace is working with this homeowner to correct the violation – if no progress can be made, we will move to the next step and contact our lawyer (see other comments below) Jim will work with 5240 CLP regarding bags of mulch in the driveway and a non-working car in the driveway. In general we are increasing our enforcement of ACC DS and HOA covenants to improve the look of CP.
  - Furniture in Small Clubhouse \$500 in budget – will move to pool to purchase furniture for this summer
  - New Clubhouse Key Chairperson effective March 1: Maxine Flowers Thanks Maxine!
4. Old Business
  - Status of Design Standards : delivered to all block captains – if anyone did not get a copy they can download off the web or contact AIO and have a copy mailed out
5. New Business

- Swim Team Update working with Tracey to integrate CP Swim team budget with CP HOA budget – similar to tennis
- Pool Furniture 5 tables need to be replaced – need chairs – some possible long term (and expensive) solutions – also looking at 2 to 3 year short term solutions
- Covenants – adding ACC fines, Amend to POA discussion on what we should do – we will move ahead with the electronic voting changes to the by-laws – AIO will go back and ask our lawyer if we should pursue the amendment for mediation or go forward with fines or look into switching from an HOA to a POA
- Reschedule December HOA meeting to 2<sup>nd</sup> Wed 12/13/06 voted and agreed to move December HOA meeting to 12/13/06
- Board Review of Newsletter Each Month – still open – will discuss with Debi to see if she is still willing to review the Viewpointe
- Selling Subscriptions of Newsletter to Former Residents – minimal demand – will suggest people download the newsletter from the web
- ACC Painting Letters, etc. about 30 violation letters were sent this month – we are ACTIVELY pursuing the homes with wood rot, in need of painting and falling down mailboxes – some of these maybe border line and would be OK with just a pressure washing this year – but some are in desperate need of painting

#### 6. Lake Clean Up / Dredging no update this month

#### 7. Committees

- ACC
- Emergency Preparedness
- Landscape front lighting upgrade complete and looks great!
- Lakes
- Newsletter John to follow up with Debi to see if she will continue to review the newsletters; if not, the board will review the newsletters in the future
- Pool/Swim Team planned opening May 19 – official opening May 26, 2006; still trying to integrate swim team budget with HOA budget required for oversight
- Social
- Streets (lets remove this category )
- Tennis
- Website – will add information so homeowners can find out about child offenders in our area
- Welcoming

#### 8. Next Meeting: April 19, 2006, 7:30

#### 9. Discussion

CP HOA is an HOA. We have been working with our lawyer to add mediation and or fines to our current covenants to assist in enforcing ACC violations and prevent another costly lawsuit. AIO has suggested that an alternative would be to

convert the CP HOA to a POA. This new structure would provide us with several advantages. The board asked AIO to review this suggestion with our attorneys and to develop a combined suggestion. We need to be sensitive to the fact that any change will require a significant vote from the homeowners.

10. Adjourned 9:35 PM