

Camden Pointe Homeowners Association, Inc  
May 17, 2006  
7:30 pm – Large Clubhouse  
Minutes

1. Meeting Called to Order at: 7:30 PM Minutes Recorded by: John Hess  
**Board:** XBill Jones, XJim Barnes, XJohn Hess, XScott Maskell, XBrad Ellingson  
**Property Managers:** XDenise Hindes, XRuann Bunker  
**Residents:** 4 **Guests:** none
2. Review and Approval of Minutes April Minutes approved
3. Resident Topics from the floor none

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4. Review of specific accomplishments from prior meeting - AIO
  - Pool Gate Code Notification Post Card mailed end of April.
  - Termite Damage Repair completed
5. Specific Goals for this meeting - John
  - Web Voting Procedure for tabulating **\$70 charge for each 'e' vote from AIO – AIO will tabulate paper, email, web and in-person votes**
  - Lake Inlet Land Offer
  - Discuss adding Playground Committee – Pei-Wen as chairperson – **Bill will be liason**
  - By law Amendment passed – 74 in favor, 4 against
  - Covenant Amendment and/or amend to POA
6. Financial Report - AIO
  - Delinquency Status – 5 at Attny Collections; \$2656.63 payoff on 2473 Saluda Dr in 14 days; 15 will be sent final warning
  - Cash status – operating \$98,558.10
  - Landscape Expense Comparison 1<sup>st</sup> quarter 2005 to 2006 **Saved \$5,000 so far this year!**
7. Management Report – AIO **all looking good**
8. ACC Committee - Jim
  - Flag Pole issue @ Camden Lake Pkwy **The ACC recommended that we not pursue this issue. The board agrees that due to the ongoing war and in support of our country the flag will not be pursued at this time. The ACC reserves its right to follow up at a later date. The homeowner who originally complained did so anonymously, so we have no way to reply.**
  - The Wall @ Saluda Lane **The homeowner did not submit a request for the fence, so this was not approved. (Same as for the wall.) The wall does not meet CP standards. ACC will continue to work with the homeowner to have them submit requests and resolve these issues.**
  - Tree in the lake – **this is NOT an ACC violation; Celeste will follow up with the trees original owner**
  - Barking dog violation – **request from dog owner to 'purge' violation from his home's record - no documents may be purged as these are legal records**
  - **37 violation letters sent**

- 19 requests received, 1 approved, 0 denied, 3 pending more data

#### 9. Clubhouse – Bill

- Restrooms still not finished 100% - work is in progress
- Power should be ready by Friday
- HOA will hire an off duty police officer to help with traffic around the wedding on May 27

#### 10. Landscaping – Scott

- Discuss Addition of Flower Bed to Large Clubhouse – board approved using funds set aside for the area next to the small clubhouse to be used in front of large clubhouse
- Mulching Putting Green Area \$610 to seed or \$1,800 to sod – on hold at this time
- Landscape Improvements see above

#### 11. Lakes – Brad

- Lake Dam Clean Up Day May 20
- Discussed 'tree' in lake – Celeste will follow up with Tree's original owner
- We may have found a new lake company – AIO will work with Celeste to evaluate
- Stu P. has volunteered to do an informal depth study of the lake in preparation of the dredging

#### 12. Tennis – Bill

#### 13. Clubhouse – Bill

#### 14. Social – Jim

- The Beginning of Summer party will be Peggy's last event as chair
- Scott will purchase Thank you gift cards for Peggy
- Someone has stepped forward to help with Easter, but we still need a chair for the other events

#### 15. Pool – Scott

- Gate Lock "Picture" showing opening of pool
- Board voted to authorize \$750 to pressure wash around the clubhouse deck and putt-putt area
- Pool power to be fixed by Friday

#### 16. Swim – Brad

- Swim Team Practice Begins May 22
- Brad will follow up with Tracy regarding Swim team bank account

#### 17. Communication, Web and Newsletter – John

- Color Cover for Patriotic July Viewpointe additional cost \$336 Voted and approved by board

#### 18. Master Planning – Brad

#### 19. Emergency Preparedness

- Gene has information on the possible Bird Flu Pandemic and will send in for submittal to the newsletter.

20. Cares and Concerns

21. Nominating

22. Open Discussion – John

- Request for AIO to contact the coke machine guy and ask him to replace the old soda's with new soda's
- A homeowner anonymously called John Hess' house and told his wife she had seen 'activities' in a home on CLP and wanted the HOA to have the residents evicted. John's wife offered to have John call back, but the homeowner would like leave her contact info. John's wife suggested the homeowner should call the police if she saw criminal activity and explained that the HOA does not deal with criminal activity and does not have the ability to evict residents.

23. Next Meeting: June 21, 2006, 7:30 PM

24. Adjourned at: \_\_\_\_\_9:35 PM\_\_\_\_\_

List of Long Term Items:

1. Investigate lake dredging and silt removal
2. Review master plan of the community
3. Review long term wish list
  - a. Brick marker at back entrances
  - b. Play set at clubhouse
  - c. Expanded pool deck
  - d. Pavilion at pool
4. Locating new board members