

# **January 20<sup>th</sup> HOA Meeting Recap:**

Our annual Camden Pointe HOA meeting was held on Wednesday, January 20<sup>th</sup>. Nine homeowners attended as well as Joe Beckford, Brad Ellingson, Avonda Hendricks, and Tracey Mlincsek of the Camden Pointe HOA Board of Directors and Denise Hinds of All-In-One Management. Unfortunately, the members present and proxies mailed in to All-In-One were not enough for a quorum, so there was no election held. During the meeting we recapped Camden Pointe accomplishments during 2009, discussed the budget, and took resident topics from the floor.

## **Camden Pointe Accomplishments/Upgrades/Repairs 2009**

### **❖ Unplanned maintenance items (large):**

- Replaced the entire failed HVAC unit in the large clubhouse.
- Replaced the failed two grinder sump pumps that pump the sewage from the clubhouses up the hill to meet the main sewer line on Fripp Overlook
- Replaced a failed pump for the pool

### **❖ Planned Upgrades/Repairs:**

- Rebuilt wooden banisters on large clubhouse
- Replaced all rotten wood on both clubhouses and repainted them inside and out
- Purchased new refrigerator and sofas for the large clubhouse
- Removed carpet in the small clubhouse and replaced with hardwood floors to match existing wood floors
- Removed carpet in the small clubhouse kitchen and replaced with ceramic tile
- Removed linoleum flooring in large clubhouse kitchen and replaced with ceramic tile
- Purchased some new pool furniture for expansion with the larger pool deck
- Refinished the putt-putt course

## **2009 Budget Discussion**

At the end of 2008, the Board devised the budget for 2009. Understanding major renovations were required of the amenities, we expected to use approximately \$19,700 dollars from the capital reserve fund for 2009. We exceeded that number and actually used approximately \$33,700. The budget shortfall was driven by two main areas: much higher-than-expected unplanned maintenance items (~\$9,250 more than expected) and lower-than-expected dues collection (~\$5,150 in unpaid 2009 dues).

## **2010 Budget Discussion**

At the end of 2009, but Board devised a budget for the 2010. We have made cost-saving measures for 2010 including the change of lake maintenance companies and schedule of visits from them. We are also looking into locking in our natural gas rate. On the revenue side, we have increased 2010 dues, fees for late dues, and clubhouse rental fees. This year we will have to resurface our pool and are finalizing the bidding on that process now. With this major expenditure this year, the 2010 budget forecasts using about \$6,600 from the capital reserve.

## **Tennis**

Darryl Millard of Camden Pointe presented the Board with the problem of severe cracks on the tennis courts, particularly the two upper courts. He has asked the Board address this problem as soon as possible and has begun to get quotes for repairs. Brad Ellingson, our Board Tennis liaison will work with John Clancy and Darryl to figure out the best solution for this issue considering implications on the budget.

### **Items from the Floor**

- ❖ One resident mentioned problems with solicitors. After a lot of discussion about what different folks do, the consensus was to call All-In-One management when solicitors leave brochures or other unwanted items on the house, in the driveway, or on/in the mailbox (see other article in this edition about mailbox items). All-In-One will then contact the business to let them know we have 392 unhappy homeowners about receiving such materials. They say they've seen success with this elsewhere, so let's try it.
- ❖ One resident suggested we review security options and possibly install cameras, etc. to cut down on vandalism. The Board took this back to consider for 2010, again considering budget constraints.

### **Service Recognition**

The Board recognized the service of its retiring Board Member, Tracey Mlincsek. Tracey has served Camden Pointe over the last three years and now steps down to allow for some new talent to join the Board. Thank you for your service, Tracey! The Board also recognized the service of Ginger Wallsinger for her above-and-beyond clubhouse cleanings.

### **Board Transition**

As Tracey steps down this year and without the quorum needed for a vote, the Board appoints a new member to fill her spot. The Camden Pointe Board of Directors has now appointed Russ Webb to the Board. Please join us in welcoming Russ to the ranks of your volunteer Board of Directors! Also, Eric Swalberg will be joining the Camden Pointe Board of Directors as a 6<sup>th</sup> non-voting member. This will give Eric some time to get more involved in the community and familiar with the processes as he prepares to join the Board full-time whenever a permanent vacancy becomes available. Please join us in welcome Eric as well!

Our next meeting will be held on Wednesday, February 17<sup>th</sup> at 7:30pm in the large clubhouse. Please come meet your neighbors, find out what's going on in your community and make your voice heard.

~ Joe Beckford