

**CAMDEN PARK, INC. (CPI)
BOARD MEETING
9:30 AM, THE GATHERING PLACE**

February 20, 2024

MINUTES

PRESENT: Members of the 2023 Board: Dan Freehling; Larry Newlin; Bill Johnson; Fred Morris and John Boschen and Keli Allen, HRW Community Manager.

THE MEETING WAS CALLED TO ORDER AT 9:30 AM by President Dan Freehling

CONSENT REPORT:

Consent Agenda including approval of the January 16, 2024, minutes and approval of non-controversial covenants and landscape applications.

MANAGEMENT REPORT, HRW – Keli Allen, HRW Community Manager

The financial package information reflects reporting through January 31, 2024.

Balance Sheet				
Account		Balance		Notes & Recommended Board Action
Operating Cash		\$168,056		
Reserve Funds		\$493,813		\$3904 Reserves NSB MM \$109,594 Reserves PPB MM \$0 FIB MM \$380,316 Edward Jones
Accounts Receivable		\$7070		\$6847 paid – check received and pending adjustment to account (18 McDowell)
Accounts Payable		\$225		
Prepaid Balances		\$50,668		
Net Operating Income or Loss		Monthly Net Income \$4517		YTD Net Income \$18,984 \$4516 YTD operating income \$14,466 YTD reserve income
Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
5400	Insurance Premium	\$880	\$3666	Requested invoice for payment in full
6035	Trash & Recycling	\$10,208	\$5104	Payment for January and February (normally pay in advance)
6199	Landscape Improvements	\$2245	\$3125	South Camden juniper removal
				No other significant variances to report at this time

As always, please contact me with any questions you may have regarding the enclosed information or any other matters related to your community. Thank you for allowing us the opportunity to provide management services for your Association!

PRESIDENT'S REPORT – Dan Freehling

The board ratified vote by email regarding door materials allowed to include steel doors.

COMMITTEE REPORTS:

STREETS, UTILITIES & FACILITIES COMMITTEE – Fred Morris, Chair

Facilities:

A handy man has been contracted through Associa.

Utilities:

All of the streetlights in East Camden have been converted to 3000k LEDs, with the exception of two that are still 4000k LEDs. West and South remain to be converted.

Streets:

Raleigh Paving will repave North Avery and Anson Rows in 2024, completing this cycle of row repaving. Affected homeowners will be notified as soon as the start date is established.

Raleigh Paving will reseal Middle Avery in 2024. This will leave South Avery and Yadkin to be sealed in 2025, and North Avery and Anson to be sealed in 2026. This will complete this cycle of row sealing.

Sidewalks/walkways:

New Solar LEDs have been installed on the stairs at 42 McDowell. A resident at 20 West Camden has requested that we repair a set of steppingstones in the common area in front of his house. The SUF Committee has declined to do this and will ask Keli to send a letter stating our position to the owner.

A survey of the sidewalks has been completed, which identifies 192 problematic locations. We have categorized them based on severity. Locations in the two most severe categories (35 and 28 locations, respectively) have been marked with yellow paint to increase visibility to pedestrians. We have begun repairs to the 35 most severe locations and are seeking additional funding this FY so that we can complete repairs to this category.

Fred motioned for an additional \$65,000 from Reserves to pay for additional sidewalk work. Motion carried.

TREASURER’S REPORT – John Boschen

Camden Park Service Group					
Summary of Statement					
Edward Jones Brokerage Account Holdings					
Jan 31 2024					
CDs					
CD Issuer	CD Rate	Maturity	Maturity Value	Current Mkt Value*	
Ameris Bank	5.15%	6/27/2024	\$185,000	\$185,083.25	
Wells Fargo Bank	4.90%	12/26/2024	\$185,000	\$184,966.70	
MM/Bank Deposits					
	MM Rate	Maturity	Current Mkt Value		
Govt and Agency MM	2.96%	On Demand	\$10,202.59		
Insured Bank Deposit	NA	On Demand	\$63.01		
Total Value			\$380,315.55		
* - As of Jan 31 2024. The values shown for CDs represent estimated values if sold prior to maturity. Actual prices may be higher or lower.					
If held until maturity, the maturity value plus any accrued interest due will be credited to the EJ MM account.					

ACHITECTURAL & COVENANT CONCERNS – Bill Johnson, Chair

We met as a committee on Monday, January 29 to discuss how we would function as a committee during this year. Committee members are Greg Flood and Mary Henry, both of whom served on the committee last year and have agreed to serve again this year. We would like to add at least one more member, hopefully someone who lives on West Camden or South Camden.

We considered three requests and approved all three:

- a. Curt Biddulph, 23 West Madison requested approval to reroof his home, and this was approved. He also requested to install a new door. The door he selected was made of steel, which had not been approved previously in Camden Park. We wanted to approve the request because the door was consistent in appearance with doors throughout the community. We recommended this to the board and received unanimous agreement from the board.
- b. Rex and Ellen Adams, 18 Caldwell, requested approval to reroof their home and this was approved.

LANDSCAPE – Larry Newlin, Chair

- Bartlett Tree Experts structurally pruned high priority willow oaks on McDowell, and Barrera Landscaping spread wood chips from that pruning along tree rings in West Camden. Barrera is awaiting additional wood chips from nearby neighborhoods to finish tree ring mulching in South Camden.
- Bartlett sprayed a winter horticultural oil on most common area trees throughout the Camdens to help prevent insect infestations in the growing months.
- Bland Landscaping's enhancement division planted shrubs in Caswell Square's slopes and prepared pollinating perennial beds for later planting.
- Bland's Landscaping team finished ornamental grass pruning and are currently wrapping up the last of residential bed leaf removal.
- Mulching is scheduled to begin the week of February 26 followed by common area pine needling. Those requesting no mulching have had landscape beds flagged.

- The Landscape Committee is updating its outdoor furniture inventory with the view of soliciting honor/memorial furniture to add to most of the parks in the neighborhood.
- We had one approval for a tree removal and two consultations regarding landscape renovation and/or tree removal.

NEW RESIDENTS/HOMEOWNERS or RENTERS

Lynn Russell, 10 McDowell, closed December 11, 2023

THE MEETING WAS ADJOURNED AT 11:30 AM

NEXT CAMDEN PARK BOARD MEETING:

March 19, 2024 – Tuesday – 9:30 AM – Gathering Place – small room