

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

March 19, 2024

MINUTES

PRESENT: Members of the 2024 Board: Dan Freehling; Larry Newlin; Bill Johnson; Fred Morris. John Boschen and Keli Allen, HRW Community Manager were not present.

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

PRESIDENT’S REPORT:

Two expense matters were raised and will be referred to Keli for review: Electric bill for January and February appear to be well above budgeted amount. (Are the bills higher in winter months due to shorter daylight hours?) Water bill for January well above projected usage for winter months. Keli will check on this as well.

CONSENT REPORT:

Consent Agenda including approval of the February 20, 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 February 29, 2024.

Balance Sheet				
Account	Balance		Notes & Recommended Board Action	
Operating Cash	\$177,035			
Reserve Funds	\$469,518		\$3910 Reserves NSB MM \$85,487 Reserves PPB MM \$380,121 Edward Jones	
Accounts Receivable	\$2647			
Accounts Payable	\$0			
Prepaid Balances	\$47,310			
Net Operating Income or Loss	Monthly Net Income \$8390		YTD Net Income \$3079 \$12,908 YTD operating income (\$9829) YTD reserve loss	
Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
6000	Electric	\$3715	\$2600	
6160	Tree Maintenance	\$4252	\$8400	Woodchip installation \$3900 Removal of redbud (1/2) \$202 Remove red maple along Weathersfield \$150

				No other significant variances to report at this time
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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!

COMMITTEE REPORTS:

STREETS, UTILITIES & FACILITIES COMMITTEE – Fred Morris, Chair

Facilities:

The handy man contracted through Associa has cleaned the mail kiosk once, doing a very good job. He will be making repairs to the drywall damage in the kiosk. He also said he would work with Keli to develop a proposal to paint the kiosk and maybe the gazebo roof caps.

Utilities:

No further progress with converting the streetlights in South and West Camden to LED. Additional follow-up with Duke Energy is required in order to get this project completed.

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.

We have solicited quotes on replacing 7 street signs – 5 yield and 2 stop.

Sidewalks/walkways:

Two additional Solar LEDs have been installed on the stairs at 42 McDowell.

Since the first of the year, we have replaced 52 sidewalk sections at 20 different locations. Repairs to the most severe problems will be corrected by the end of April.

A resident at 4 Caldwell has requested that we install a brick walkway in the common area in front of his house. The response to this request will be discussed at the March BOD Meeting.

TREASURER’S REPORT – John Boschen

CDs

CD Issuer	CD Rate	Maturity	Maturity Value	Current Mkt Value*
Ameris Bank	5.15%	6/27/2024	\$185,000	\$184,966.70
Wells Fargo Bank	4.90%	12/26/2024	\$185,000	\$184,844.60

**MM/Bank
Deposits**

	MM Rate	Maturity	Current Mkt Value
Govt and Agency MM	4.17%	On Demand	\$10,246.73
Insured Bank Deposit	NA	On Demand	\$63.09
Total Value of EJ Account			\$380,121.12

* - As of Feb 15 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.

Close current PPB Reserve Money Market account and open new Enterprise Money Market account to earn 2.75% interest. Keli will contact Banking Team to close current account and work on having new account opened.

ARCHITECTURAL & COVENANT CONCERNS – Bill Johnson, Chair

Our committee has approved the following requests:

1. 8 Caswell - Paint front door, light blue; declined request to paint shutters light blue
2. 5 Caswell - Paint front door heritage red; declined request to paint shutters heritage red
3. 20 Cadlwell - Replace roof with same shingles
4. 27 West Madkison - Repair chimney water damage and replace with same chimney

LANDSCAPE – Larry Newlin, Chair

Bland is in its third year of a three-year contract and has indicated a strong preference to enter into a new agreement beginning April 1, 2025. No proposal has been received to date, but Larry will express our preference for a new contract proposal to be received by the board on or before June 1, 2024. The current contract calls for a 3% increase per year. Unknown at this point what Bland’s annual increase proposal will be under a new proposal. In addition to potential cost changes, some “tweaking” and clarification of the existing contract is expected.

MULCH

Bland Landscaping finished residential leaf removal followed by the application of triple shredded hardwood mulch in residential beds. The switch from Atlantic Mulch to Bland for residential mulching brought about \$15,000 in savings which has been reallocated to additional tree management and landscape improvement funding in 2024. Bland also spread pine needles in common areas. Barrera Landscaping finished spreading wood chips provided free by Bartlett Tree Experts on tree rings in the eastern section of West Camden and South Camden.

LANDSCAPE IMPROVEMENT

The Landscape Committee is planning a pollinator garden for the southwest corner of Caswell Square. The garden will use native perennials inspired and informed by the beautiful garden at Chatham Marketplace designed and tended by Chatham Cooperative Extension Agent Debbie Roos. This planting is budgeted in our reserves this year. We are also getting a quote for Chapel Hill grit hard surfacing for a seating area on the top

of Caswell Square. The top of the square under magnificent white oaks is one of the coolest and breeziest spots in Camden Park -- a new seating area, the landscape renovation, and new furniture will enhance the park for gatherings, reading, and conversation.

OUTDOOR FURNITURE

Committee member John Webster has inventoried and made recommendations for additional furniture in our parks. The committee will solicit memorial/honor donations in the coming weeks. The furniture will be a low maintenance, color-fast, durable, and comfortable product from Polywood. It has a 20-year warranty and is not prone to cracking, peeling, rotting, chipping, or splitting. It does not need painting or pressure washing and is about half the cost of teak. Polywood is used at the Swim and Croquet Club, Scotland Yard in South Camden, and Henderson Place. We will order the mahogany color. Each new piece of furniture will have a memorial/honor plaque attached.

HARD SURFACING

Chapel Hill grit will soon be replacing the gravel as hard surface for Scotland Yard in South Camden. The light brown of the Chapel Hill grit will coordinate well with the new mahogany Polywood furniture purchased with the Lindeman bequest funds. In addition to hard surfacing at Scotland Yard and Caswell Square, we are hoping to have a Chapel Hill grit semicircular pad on the west side of the natural area at McDowell Square either this year or next.

LANDSCAPE CONSULTATIONS

We didn't have any landscape change requests this month which would require committee action. I have had three consultations with residents to clarify what might be removed and replaced without committee approval per the landscape guidelines revised last year. We continue to encourage residents to take a hard look at their mature landscapes for opportunities to bring overgrown shrubs into scale. We seek to maintain and enhance our tree canopy, but there are trees and large growing shrubs that were planted too close to the house that need attention. Trees with trunks greater than 6 inches in diameter and 4 feet from the ground require landscape removal. On the committee's to-do list is to compile a list of contractors skilled at structural/rejuvenation pruning to share with interested residents. If you have recommendations, please forward them to me or a committee member.

MOWING

Bland has begun mowing earlier than normal. Generally, mowing will occur weekly on an as needed basis until the hot, dry days of summer. They shoot for sidewalk edging every other week. Weeds in parks were sprayed this past week.

TREE MANAGEMENT

Congratulations to Bartlett Tree Experts Account Manager Travis Black on the arrival of twin sons. Travis reports that the boys are doing great, and Mom and Dad are getting some sleep.

COMMITTEE

I continue to be impressed and grateful for an engaged, creative, and dedicated committee. We represent all three neighborhoods of Camden, and there is a wealth of landscape gardening expertise and experience brought to our work. Kudos to John Webster, Connie McCraw, Libby Wilkie, Peggy Johnson, and Pam Patterson. President Dan Freehling is *ex officio*. Dan plays an invaluable role on the committee and as a wise counselor to me.

NEW BUSINESS

Bank Account

The matter of closing our account with PPB (\$85,487) and transferring these funds to a bank paying better interest returns was deferred as both Keli and John B. were unable to attend the meeting; however, Dan was instructed to ask John and Keli to discuss this matter and make a recommendation to the board via email prior to the April board meeting.

Winter Weather Policy

The board approved the winter weather policy. The policy will be distributed as a Board Resolution to homeowners pending final attorney review.

Architectural changes

A homeowner requested the installation of a brick walkway on common area in front of owner's home. The Board approved the request under the following terms: Homeowner will pay for the installation, and the work must meet Service Group standards. The Service Group will be responsible for upkeep of the sidewalk post-installation. The board reviewed the architectural rules regarding color of shutters and has reaffirmed the existing rules/approved colors: Tricorn Black (SW6258) and Emerald Black (SW2936).

Brightspeed fiber optics installation

The installer for Brightspeed indicated that homeowners "should" receive notice of work in their neighborhood via "door hangers" placed on their front door one day before work begins. Brightspeed is waiting for utilities to be marked before moving forward in Camden neighborhoods. Dan & Fred trying to get a schedule of work to be completed.

Corporate Transparency Act

Our attorney was contacted about compliance with the new law, and we were advised to wait until June, 2024 as the law firm is working on a compliance memo which they will circulate to us.

NEW RESIDENTS/HOMEOWNERS or RENTERS

Michael & Rosmary Bulmash, 3 Caswell, closed February 15th

THE MEETING WAS ADJOURNED AT 11:30

NEXT CAMDEN PARK BOARD MEETING:

April 16, 2024 – Tuesday – 9:30 AM – Gathering Place – small room