

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

January 16, 2024

MINUTES

PRESENT: Members of the 2023 Board: Dan Freehling; Larry Newlin; Judy Thomas; 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 December 19, 2023, 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 December 31, 2023.

Balance Sheet		
Account	Balance	Notes & Recommended Board Action
Operating Cash	\$157,819	
Reserve Funds	\$479,347	\$3897 Reserves NSB MM \$96,230 Reserves PPB MM \$0 FIB MM \$379,220 Edward Jones
Accounts Receivable	\$7850	
Accounts Payable	\$215	
Accrued Expenses	\$1653	2023 expenses paid in Jan.
Prepaid Balances	\$44,929	
Net Operating Income or Loss	Monthly Net Loss (\$1217)	YTD Net Income \$18,042 (\$8849) YTD operating loss \$26,891 YTD reserve income

Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
YTD	Total Administrative	\$7062	\$6000	Exceeded annual budget \$861
YTD	Total Utilities	\$103,151	\$99,948	Over annual budget \$3203 mostly related to water usage
YTD	Total Landscaping	\$302,720	\$300,016	\$2704 over annual budget
YTD	Total Professional Services	\$27,002	\$23,875	Legal services exceeded annual budget \$3127
				Other areas were under or within budget

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

Fred discussed sidewalk repairs slated for this year.

TREASURER’S REPORT – John Boschen

Camden Park Service Group

Edward Jones Brokerage Account Holdings

31-Dec-23

CDs				
CD Issuer	CD Rate	Maturity	Maturity Value	Current Mkt Value*
Ameris Bank	5.15%	6/27/2024	\$185,000	\$185,088.80
Wells Fargo Bank	4.90%	12/26/2024	\$185,000	\$184,556.00

MM/Bank Deposits			
	MM Rate	Maturity	Current Mkt Value
Govt and Agency MM	2.96%	On Demand	\$9,511.72
Insured Bank Deposit	NA	On Demand	\$63.01
Total Value			\$379,219.53

* - As of Dec 31, 2023. 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 – Judy Thomas, Chair

The Committee did not receive any applications this month.

The Board reviewed the Chimney Renovation Guidelines that were shared via email. Judy shared how chimneys are going to become an increasing problem as the homes age, woodpecker holes, etc.

LANDSCAPE – Larry Newlin, Chair

The holiday period was relatively quiet on the landscaping front. Bland Landscaping spread a winter turf fertilizer application which helps with turf vigor and early spring green up. The crew is currently working on

ornamental grass and shrub pruning and residential bed leaf removal prior to mulching in February. Bland will also pine needle most common areas except around structures in the February time frame.

A notice was emailed to residents regarding the triple shredded hardwood mulch and given the opportunity to opt out. We are nearing the deadline for letting us know about opting out, and the number approximate previous years' numbers.

Forecasters predict a deep freeze in the coming week, but I anticipate that Bartlett's scheduled structural pruning along McDowell will take place. Relevant residents have been notified and have been asked to follow no parking signs as the work progresses as well as to stay clear of the arborists' work. The free wood chips will be spread in the eastern portion of West Camden that was not reached last winter and then on to South Camden. The pruning should take about a week, but the wood chip spreading will probably take several weeks as Bartlett brings additional loads as needed from nearby neighborhood pruning projects.

Sawyer Pest Control completed the winter application of granular fire ant control.

This is an El Nino winter, please report any tree damage issues from storms to camdenparklandscaping@gmail.com or text 336/202-4808.

THE MEETING WAS ADJOURNED AT 11:21 AM

NEXT CAMDEN PARK BOARD MEETING:

February 20, 2024 – Tuesday – 9:30 AM – Gathering Place – small room