

CAMDEN PARK, INC. (CPI)
BOARD MEETING
9:30 AM, THE GATHERING PLACE
 March 15, 2022
MINUTES

PRESENT: Members of the 2021 Board: Dan Freehling; Lee Grier; Doug Lamm, Larry Newlin; and Keli Allen, HRW Community Manager. Judy Thomas was absent due to jury duty.

THE MEETING WAS CALLED TO ORDER AT 9:35 AM by President Dan Freehling

CONSENT REPORT:

Consent Agenda including approval of the February 15, 2022 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 28, 2022.

Balance Sheet				
Account	Balance	Notes & Recommended Board Action		
Operating Cash	\$166,394			
Reserve Funds	\$476,771	\$3837 Reserves NSB MM \$35,811 Reserves PPB MM \$98,708 FIB MM Remainder-staggered CDs		
Accounts Receivable	\$10,639			
Accounts Payable	\$0			
Prepaid Balances	\$34,248			
Net Operating Income or Loss	Monthly Net Income \$9715	YTD Net Loss (\$24,901) \$10,846 YTD operating income (\$35,747) YTD reserve loss		
Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
6160	Tree Maintenance	\$750	\$6000	Magnolia removal at 10 Caldwell
7020	Legal Services	\$2092	\$0	Maintenance Resolution work
9828 Reserves	Concrete Expenses	\$16,125	\$6416	Sidewalk replacements; remaining budget \$44,875
9886 Reserves	Landscape Expenses	\$11,368	\$0	Phase 3 tree pruning – within annual budget of \$11,400
9920 Reserves	Plumbing Expenses	\$8240	\$0	Common area sewer repair

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 – Lee Grier, Chair

The Streets, Utilities & Facilities Committee did not have a formal meeting in March.

Work is continuing on our sidewalks. The work will continue for several more months. We hope at that time, we will have finished our planned repairs for 2022.

We are planning to repave Middle Avery Row this year. We will inform the affected homeowners as we get closer to the start of the project. Homeowners should be aware that all materials/plantings that are on the edge of the asphalt must be removed 6” from the side of the row. We suggest you consider this when you do spring planting.

We will spring clean the gazebos after the worst of the pollen season.

TREASURER’S REPORT – Doug Lamm

Doug discussed two (2) CDs that will be coming up for renewal March 17 and May 13. Doug has been looking at current rates and options. He plans to renew the CD maturing March 17. He will continue monitoring options before May 13 to determine the best option available to the community at that time.

ARCHITECTURAL & COVENANT CONCERNS – Judy Thomas, Chair

The committee received and approved the following applications:

- 9 Bladen (repositioned picket fence)
- 8 Yancey (stone edge for garden border)
- 3 Caswell (roof replacement architectural CertainTeed Georgetown Gray)
- 46 Caswell (roof replacement architectural CertainTeed Georgetown Gray)
- 20 Caswell (roof replacement architectural GAF Pewter)
- 17 East Camden (replacement of rotted palladium window and frame)

LANDSCAPE – Larry Newlin, Chair

At a called meeting, the Camden Park Board approved the Search Committee's recommendation of Bland Landscaping as our new landscape management contractor. The search process was intense, informative, and productive. The four companies that provided proposals were highly qualified with strong recommendations from their customers. We have high hopes for Bland as a collaborative, detail-oriented, and responsive contractor. An extra effort was made to keep Camden neighbors informed during the search process and once the decision was made. Many thanks to the Search Committee: Doug Lamm, Lee Grier, John Webster, Janine Griffin, and Dan Freehling. I served as chair.

We have received several positive comments about the spreading and quality of Atlantic Mulch's triple shredded hardwood mulch. Additional mulch was spread at the entry to South Camden and around the mail kiosk within the estimate that Atlantic Mulch had given us. In the coming weeks, the Landscape Committee will revisit the current prohibition against pine needles. It is understandable that using needles against homes and structures could present a fire hazard, but pine needles would be economical and attractive as a mulch in natural areas such as along Weathersfield and in some bare common areas in South Camden. If this proposal is approved, we would seek bids, including Bland, to utilize some of the remaining mulch allowance to mulch high priority common areas.

Greenview conducted random soil tests in both turf and bed areas. The results were alarming in the high pH level and in some cases high phosphorous levels. These levels lock out micronutrients availability to plants resulting in yellowing or yellow tips and/or reduced vigor of plants, especially acid-loving plants like azalea and camellia. The predecessor landscape committee wisely turned down Greenview's earlier proposal to lime. Calcium and magnesium raise the pH (sweeten), and sulfur, aluminum, and iron reduce the pH (acidify). Mulches can also have an impact on pH levels (pine needles, for example, are acidic). I have shared these results with Bland, and we will continue to do more soil testing as well as respond to this information in the turf and bed nutrient management applications. Landscape gardening is a blend of science and art.

One half of Caldwell Square has been mulched with wood chips provided free by Bartlett Tree and spread by volunteers. In the next week, another load will be delivered and spread to cover the remaining beds in this park.

Two landscape requests were approved as well as a couple of consultations that did not need approvals. The Landscape Committee is generally supportive of homeowner plans to improve their landscape and bring it into scale. Homeowners are encouraged to submit requests as outlined in the Camden Park Handbook with an updated request form.

OLD BUSINESS:

New Contract with Bland is being finalized and will be signed this week by the board. Bland will begin services the week of April 4, 2022.

The 2022 Budget expenses have been reallocated since the cost of the landscape service has gone up with new contract. The board approved revised budget as presented by Keli. There will be no impact to assessments in 2022.

NEW BUSINESS:

The board reviewed estimate from Giles-Flythe to perform a road study so cost of future road repairs can be prioritized and Reserve Study updated per findings. Estimate approved to complete study (\$4200) this year including core samples not to exceed \$2000.

NEW RESIDENTS/HOMEOWNERS or RENTERS

- Cynthia Vaughn, 46 Caswell, closed January 31st
- D & C Wakeley, 13 Caswell, closed February 14th
- Angela Farrell, 6 Caldwell, closed February 22nd.

THE MEETING WAS ADJOURNED AT 12:00 PM

NEXT CAMDEN PARK BOARD MEETING:

April 19, 2022 – Tuesday – 9:30 AM – Gathering Place – small room