

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

April 19, 2022  
**MINUTES**

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

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

**CONSENT REPORT:**

Consent Agenda including approval of the March 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 March 31, 2022.

| <b>Balance Sheet</b>         |                       |                             |                 |  |
|------------------------------|-----------------------|-----------------------------|-----------------|--|
| <b>Account</b>               |                       | <b>Balance</b>              |                 | <b>Notes &amp; Recommended Board Action</b>  |
| Operating Cash               |                       | \$119,546                   |                 |  |
| Reserve Funds                |                       | \$485,443                   |                 | \$3837 Reserves NSB MM<br>\$44,189 Reserves PPB MM<br>\$98,742 FIB MM<br>Remainder-staggered CDs |
| Accounts Receivable          |                       | \$8107                      |                 |  |
| Accounts Payable             |                       | \$400                       |                 |  |
| Prepaid Balances             |                       | \$37,795                    |                 |  |
| Net Operating Income or Loss |                       | Monthly Net Loss (\$52,986) |                 | YTD Net Loss (\$69,215)<br>(\$42,140) YTD operating loss<br>(\$27,075) YTD reserve loss          |
| <b>Income Statement</b>      |                       |                             |                 |  |
| <b>GL Acct #</b>             | <b>GL Description</b> | <b>Actual</b>               | <b>Budgeted</b> | <b>Explanation of Variance</b>   |
| 6000                         | Electric              | \$5381                      | \$2917          | Includes West Camden invoice for service from 1/5-3/2/22; within annual budget                   |
| 6145                         | Mulch                 | \$57,212                    | \$0             | Budget remaining \$12,788; final payment in March  |
| 6160                         | Tree Maintenance      | \$7400                      | \$6000          | Winter oil application and boost; budget remaining \$9850  |
| 7020                         | Legal Services        | \$1947                      | \$0             | Maintenance Resolution work  |

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

#### **Sidewalks/walkways/stairs:**

We have 30 addresses scheduled for sidewalk work in 2022, with 13 of those completed so far. Beginning budget \$73,175, work completed \$30,000, remaining budget \$33,175. Travis Black, arborist with Bartlett Tree Experts, examined particularly challenging sidewalk projects at McDowell 36 and 42. He has recommended that our mason remove the concrete at those addresses so that we can assess the tree roots beneath the sidewalk. Travis hopes that we can make V- cuts in the tree roots to discourage growth on the sidewalk side.

We will focus on sidewalk repairs before turning our attention to converting walkways to handicap walks and installing one stairway

#### **Facilities:**

Seeking contractor to repair, clean and stain two park gazebo roofs. The interiors will be power washed shortly after “pollen season”.

Alerted regular locksmith that parcel locker R’s lock is broken in the mail kiosk.

#### **Repaving:**

First notice sent to homeowners affected by the repaving (M. Avery). Paving date to be determined by Raleigh Paving.

### **TREASURER’S REPORT** – Doug Lamm

One CD will be maturing May 13. The CD is currently with First Internet Bank, 24 month term at 1.5%. Current rates are much lower. Doug is looking at various rates and banks to determine the best course of action for the community.

### **ARCHITECTURAL & COVENANT CONCERNS** – Judy Thomas, Chair

The Covenants and Architectural Committee approved four recent applications. They include:

Two Roof Replacements at:

- 15 Caswell Sidewalk
- 20 West Madison

One Siding Replacement at:

- 23 West Madison

Installation of 2 trellises at:

- 32 Caldwell

Replacement of a damaged arched window

- 17 East Camden

### **LANDSCAPE** – Larry Newlin, Chair

We have a resident of South Camden, Connie McCraw, who has joined our committee.

Our major focus has been executing the contract with Bland Landscaping and getting them started in early April.

The Landscape Committee had a walk around with Bland's account manager, branch manager, production manager, and client solutions manager that first week. I am in frequent contact with their account manager, Greg Blaser.

Bland is anxious to engage our community in developing a three-year plan that provides creative expertise from their design staff, prioritizes landscape improvement projects, and estimates project budgets. Part of this planning process will be to develop a program to encourage and educate homeowners with overgrown landscapes to bring them into scale via landscape renovation, structural pruning, and/or removing trees/plants that are the wrong plant in the wrong place. There will also be proposals to stretch our landscape management dollars with efficiency suggestions like the mulching along East Camden in lieu of weak, heavily shaded turf.

Even prior to such a process, there is a growing list of landscape improvement projects which will tax our modest small planting budget this year and the coming years. We have just come through an intense period of threading the budget needle regarding landscape maintenance, and as much of Camden approaches 25 years, the need for prioritizing landscape improvements becomes more apparent.

Sawyer Pest Control made its quarterly application for fire ant control in early April. The technician stated that he has not seen fire ants so prolific this early in the season and predicted a challenging year to control them. Fire ants are a major safety issue. They first bite, then sting, and for someone allergic can cause anaphylactic shock, hospitalization, and/or worse. The Landscape Committee is beginning to seek residents willing to monitor where hills arise and report that to a committee member. The Committee will also seek to educate residents on relatively safe and effective methods to control fire ants on their property.

We will be meeting with Travis Black of Bartlett Tree on April 21 to discuss their 10-year inventory and tree care plan, the trial of a Husqvarna electric chain saw during their January work on West Camden, tree care planned for the rest of the year under their contract, and budget projections for 2023 and beyond for tree care.

We have several other matters to discuss including communications strategies to effectively and frequently communicate with Camden residents.

- We had two landscape change approvals.
- Bartlett unloaded pine wood chips for the south section of Camden Square, and a small group of volunteers spread them on Saturday, April 9. Neighbors had pulled weeds previously.
- The natural area at the corner of Caswell and Weathersfield should be a gateway garden to Camden Park but features uninspiring soldiered ornamental grass instead surrounding a handsome trio of pink crepe myrtles. A group of neighbors are working on a design for the bed and will hopefully be installed this fall/winter.
- Three modest maintenance jobs will be performed in common weeks by Joe Brown in the coming days funded from the small planting budget.
- Bland will be holding open house in the common weeks to introduce themselves to Camdenites and to receive feedback from neighbors.
- Bland will have a regular crew from week to week. The Committee will be introducing the team on Town Square soon. We should have a regular mowing schedule determined soon and will publicize that.
- There will be two prunings this year performed by the regular crew, and this will begin in late May and early June. Shrubs that are amenable to shearing will be sheared, but those that should be left more natural will be shaped accordingly. Growth regulators may be used as needed.

There are insurance restrictions that prohibit ladders for pruning above 12 feet; so, 12 feet will be the height limit for pruning larger shrubs.

Our committee has had a lot of lifting with the promise of more to come, and I am proud of their dedicated service. Kudos to John Webster, Janine Griffin, Doug Lamm, Connie McCraw, and our very valuable *ex officio* member, Dan Freehling. I also greatly value the ongoing advice of former Landscape Committee Chair Libby Wilkie.

**NEW RESIDENTS/HOMEOWNERS or RENTERS**

- Rebecca Slifkin, 21 East Camden
- J. & L. Edwards, 16 Caswell
- Stephen Gates, 30 West Camden

**THE MEETING WAS ADJOURNED AT 12:10 PM**

**NEXT CAMDEN PARK BOARD MEETING:**

May 18, 2022 – Tuesday – 9:30 AM – virtual