

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

June 21, 2022

MINUTES

PRESENT: Members of the 2021 Board: Dan Freehling; Lee Grier; Doug Lamm, Larry Newlin; Judy Thomas; 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 May 18, 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 May 31, 2022.

Balance Sheet				
Account	Balance	Notes & Recommended Board Action		
Operating Cash	\$131,727			
Reserve Funds	\$498,301	\$3837 Reserves NSB MM \$56,497 Reserves PPB MM \$179,198 FIB MM Remainder-staggered CDs		
Accounts Receivable	\$8792			
Accounts Payable	\$194			
Prepaid Balances	\$35,063			
Net Operating Income or Loss	Monthly Net Income (\$999)	YTD Net Loss (\$40,994) (\$26,777) YTD operating loss (\$14,217) YTD reserve loss		
Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
5000	General Administrative	\$824	\$300	April and May administrative fees; within annual budget
6000	Electric	\$5386	\$2916	Payments made 5/1 (April services) and 5/18
6160	Tree Maintenance	\$200	\$0	Bark treatments on McDowell; within annual budget
6199	Landscape Improvements	\$42	\$0	Reimbursement for lights purchase by committee member
6600	General Repair	\$200	\$0	Power wash interiors of both gazebos

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

Dan and Jeannine Griffin set up account with Constant Contact to help facilitate communication with residents in addition to TownSq. More information forthcoming to residents about additional email communication.

COMMITTEE REPORTS:

STREETS, UTILITIES & FACILITIES COMMITTEE – Lee Grier, Chair

- Due to weather issues, Raleigh Paving has rescheduled the repaving of M. Avery until the middle to end of July.
- The resealing of South Surrey and South Pender has been completed.
- The repair of sidewalks is on schedule. In addition, we are examining repairs to the stairs on S. McDowell.
- The committee is examining:
 - street lighting in the Camdens
 - adding fans to the Gazebos

TREASURER’S REPORT – Doug Lamm

Recent Interest rates at First Internet Bank are:

<u>Term</u>	<u>3/16</u>	<u>4/5</u>	<u>5/17</u>	<u>6/17</u>
12 months	1.11%	1.35%	1.75%	1.90%
18 months	1.21%	1.40%	1.85%	2.05%
24 months	1.41%	1.60%	2.10%	2.30%

ACHITECTURAL & COVENANT CONCERNS – Judy Thomas, Chair

Approvals were granted to four applications this month. Nine white vinyl windows were replaced in the courtyard and rear of the house at #13 Caswell along with new white gutters and downspouts. A roof was replaced at #15 Caswell. Chimney stucco repair was performed, and a new chimney cap installed at #35 West Madison. Lastly, dark green panel shutters replaced faded louver shutters at 8 Yancey.

LANDSCAPE – Larry Newlin, Chair

We had a good turnout for the Meet and Greet with Bland Landscaping at Yancey Square on June 13. Thanks to the volunteers who made this event a success.

There were two landscape approvals during this period related to removing overgrown shrubs or trees.

Bartlett Tree Experts will be doing their summer pruning in selected areas the week of July 4th. More about where they will be doing tree work will be posted in the mail kiosk and on Town Square.

We had a good bit of storm debris mainly on East Madison and one Maple top broken and removed on West Madison during recent storms.

Bland is mowing at the Cooperative Extension recommended height of 3 ½ - 4". This, coupled with intermittent rains, has helped our turf remain relatively green on these 90 degrees plus days. They are, however, behind in the pruning schedule and are developing a plan to catch up. They will be doing less mowing and edging during the hot, summer months especially in areas with slow growth.

Please be on the lookout for poison ivy in your landscape and have it treated. Bland staff have lost work days due to exposure.

Sawyer Pest Control will be treating for fire ants in July. The Landscape Committee will be flagging fire ant hills in common areas beforehand.

Trash and landscaping pick up and debris pick up landed on the same day during Memorial Day week -- a Wednesday. This will occur on July 4th week as well -- again on a Wednesday, July 6. Please place your debris in front of your recycling can on that day since Bland picks up debris earlier than our trash collectors.

Bland's award-winning landscaping staff has begun a renovation design of Caswell Square which is slated to be implemented in 2023. The goal is to highlight the champion White Oaks at the top of the park and to have a more consistent look on the banks of the park. A group of volunteers have been working on a design for the "gateway garden" at the west corner of Caswell and Weathersfield which will be implemented later in the year and into early 2023. Scotland Yard will be mulched soon, and additional seasonal interest shrubs will be planted there in the fall.

NEW RESIDENTS/HOMEOWNERS or RENTERS

Ann Polk, 13 E. Madison, closed May 9th
Robert and Susan Scott, 20 Yancey, closed May 17th
A. and J. Donovan, 17 Caldwell, closed May 26th

THE MEETING WAS ADJOURNED AT 12:20 PM

NEXT CAMDEN PARK BOARD MEETING:

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