



MINUTES OF THE BOARD OF DIRECTORS MEETING
MAY 10, 2010

The meeting of the Board of Directors of Camelback Country Club Estates Association of Homeowners was called to order at 6:35 PM by President Michael Collins. Directors present were Michael Collins, Jennie Cox, Steven Kenly, Robert Nagle, Joseph Paonessa and Richard Tully. Brett Lang and Mary Hernandez were present representing Oasis Management.

OLD BUSINESS:

Mary Hernandez reviewed our current collection policy and made suggestions for an alternative means of collecting delinquent dues and fees. She indicated that filing property liens may have been successful in the past, but liens are not valid in the case of a trustee sale. The association would have to use legal means to collect from the previous owner involving additional expense.

Mary suggested that utilizing a collection agency might be a better way to handle delinquent accounts. For a flat fee of \$50.00 the collection agency will send letters and make necessary phone calls to hasten the collection process. This information also affects the homeowners credit rating which can hasten the collection process. The second stage would be to take a firmer stand or use an attorney.

Oasis Management and Richard Tully will establish an updated collection policy. If the updated policy meets with the approval of the Board members, the updated policy will be mailed to all homeowners. A special meeting will be called to discuss any issues regarding the new policy if there is any Board opposition.

TRANSFER FEES:

After a brief discussion, it was decided that the transfer fee of \$1000 shall remain in effect.

DIRECTORY:

The updated alphabetical and lot number directories have been completed. It was suggested that out of state addresses of current homeowners be published in the directory. Robert Nagle suggested the charge of a soft transfer fee for a copy of any rental lease and renter information. The fee would be returned upon receipt of the requested information.

This issue will be taken under consideration at a later date.

FINANCIALS:

Mary Hernandez reviewed the current financial statements provided by Oasis Management. She clarified questions regarding the reserve equity and reserve savings accounts, balance sheet and profit and loss sheet. She suggested that it might be prudent to invest the reserve savings in short term CD's in order to earn more on these reserves.

NEW PATH DISTRIBUTED ANTENNA SYSTEM UPDATE:

The Town of Paradise Valley has a major special permit for 42 multi-carrier cellular New Path antennas to be installed throughout our town. Two 24' faux cacti cellular antennas are being proposed for our neighborhood at the southeast corner of N. 68th St. and E. Caballo Drive and south of Oakmont Drive near the golf course. The purpose is to provide better cell phone signals for AT & T users. After a lengthy discussion, Joe Paonessa moved that the Board of Directors, on behalf of our association, deliver a letter of opposition to 2 New Path DHS sites in our neighborhood to the Paradise Valley Town Council. Robert Nagle seconded the motion. The motion carried. This issue will be discussed at the Town Hall meeting on June 1, 2010. Members are urged to attend if they are not in agreement with the DHS sites.

ARCHITECTURAL/LANDSCAPE COMMITTEE REPORT:

Mike Collins reported minor issues including a wall construction complaint, weeds flourishing on several properties, and an unfinished home renovation that has been ongoing for several years.

SECURITY REPORT:

Joe Paonessa reported some neighborhood property damage, but no report regarding this incident from Safeguard. He also discussed the possibility of Safeguard patrolling Folkman Estates to possibly extend the number of days in our neighborhood. Since Folkman Estates never formed a homeowners association, it would be up to Safeguard to contract with their homeowners and collect directly from them for services.

MONUMENTS:

Due to vacation schedules, Robert Nagle indicated that the committee will need to meet some time next week to formalize easement agreements with homeowners affected by the monuments.

MINUTES:

Robert Nagle moved the minutes of the March 11, 2010 meeting be approved as written. Richard Tully seconded the motion. The motion carried.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Wed., August 11th at 6:30 PM at Camelback Golf Club.

ADJOURNMENT:

Robert Nagle moved that the Board meeting be adjourned. Joe Paonessa seconded the motion. The motion carried and the meeting adjourned.

Respectfully submitted,

Jennie Cox, Secretary