



MINUTES OF THE ANNUAL MEETING

JANUARY 26, 2010

CALL TO ORDER:

The annual meeting of Camelback Country Club Estates Association of Homeowners, Inc. was called to order by President Michael Collins at 6:10 P.M. Brett Lang of Oasis Community Management certified fifteen residential members present with fourteen ballots voted to establish a quorum to conduct business of the Corporation.

INTRODUCTION OF OFFICERS AND COMMITTEE CHAIRPERSONS:

Directors Bob Aldag, Michael Collins, Aarno Hassell, Robert Nagle, Richard Tully and Landscape & Architectural Committee Chairman Bob Mayfield were introduced.

MINUTES:

Minutes of the 2009 Annual meeting were distributed to members in attendance. Joe Paonessa moved to waive the reading of the minutes and approve them as written. Dick Tully seconded the motion. The motion carried. It was suggested by Bob Burns that the minutes of the Annual meeting be mailed to homeowners within 30 days of the meeting to give those members not present an overview of what transpired at the meeting. His point was well taken and every effort will be made to meet this request.

LANDSCAPE & ARCHITECTURAL COMMITTEE REPORT:

Bob Mayfield reported 6 applications were received and processed in 2009. Four projects have been completed and the remaining projects should be completed by September 2010. Bob Aldag thanked Bob Mayfield and his committee members for their time, commitment, and hard work.

TREASURER'S REPORT:

Robert Nagle gave the treasurer's report based on information available to him at the time of the meeting. The Profit & Loss statement for 2009 will be prepared by

Oasis Community Management as soon as financial details are received from Rossmar & Graham.

Robert indicated six assessment delinquencies in 2009 as well as two home foreclosures. Fees from the first foreclosure were written off as uncollectible and fees are pending on the second home. Collections for 2010 have been steady. Brett Lang indicated homeowners in arrears after 90 days will be turned over for collection. The cost of security will remain the same as 2009. Our management fees will be reduced to \$6000.00 for 2010. Robert Nagle was thanked for his time, hard work and research to find our new management firm.

SECURITY REPORT:

Aarno Hassell reported that 2009 was a stressful year in terms of security. Fortunately the criminals responsible for home invasions in Paradise Valley have been apprehended and a wake up call has homeowners exhibiting more concern for protecting their families and property. Last year homeowners expressed their interest in keeping Safeguard on the 5 day 40 hour week schedule. It was suggested that we might consider sharing the security patrol with Folkman Estates to reduce the cost of security for our association in the future. Aarno suggested Joe Paonessa, as the new Security Chairman, might explore this possibility.

Aarno was thanked for his 3 years of service as Chairman of the Security Committee.

CAPITAL IMPROVEMENT COMMITTEE REPORT:

Michael Collins reported on the entrance improvement project. To correct a provision for neighborhood signage, \$2200.00 has been allocated in the 2010 budget for survey fees and easement permits this year. No further action is proposed at this time.

Members asked questions regarding the benefits, purpose, and pros and cons of this improvement project. Members want to know how we will be encumbered and who will be responsible for maintenance of said improvements. Bob Burns suggested that a complete report be provided to all homeowners. There are new homeowners who need to be informed as well as those homeowners who did not attend the annual homeowners meeting where plans for this project were originally presented. The project has been discussed regularly at Board and membership meetings. Updates will continue to be provided to the membership.

NOMINATING COMMITTEE REPORT:

Bob Aldag presented the following slate for new Board of Director members: Michael Collins, Jennie Cox and Joe Paonessa. Jeff Verbin moved the

nominations be accepted. Robert Nagle seconded the motion. Brett Lang tallied the ballots cast and indicated the majority of ballots voted in favor of the nominees presented. The new slate was declared duly elected.

OLD BUSINESS/NEW BUSINESS:

Michael Collins called for old business. There being none, he called for new business. There being no new business, Robert Nagle moved the meeting be adjourned. Aarno Hassell seconded the motion. The motion carried and the meeting was adjourned.

Respectfully submitted,

Jennie Cox