

CAMDEN WOODS
ANNUAL MEETING MINUTES
Wednesday, June 15, 2016

Call to Order: 6:10PM

A few extra minutes were provided at the beginning of the meeting. There was a conflict in the meeting location. The meeting was planned to be held at Schererville Community Center, 500 E Joliet Street. The meeting was relocated to 10 E. Joliet Street at the town hall. A sign was posted at the Community center directing residents to go to the Schererville Town Hall.

President Scott DeGrauwe called the meeting to order and apologized for the confusion on the meeting location. At this time it was established that a Quorum has not been reached, but business would still be conducted as usually. 22 constitutes a quorum, only 2 proxies were received.

There was no official approval of 2015 meeting minutes because of the absence of a Quorum. Each member of the board present at the meeting was introduced along with Mary Marshall or 1st American Management.

Treasurer Report: Mary Marshall, Property Manager from 1st American Management provided the treasurers report. There was no assessment increase for 2016. As of the Annual meeting the Association collected about 94% of annual budgeted income. The capital reserve was fully funded for the year.

In regards to expenses, Camden Woods should not pay any taxes; there are ongoing efforts to have the little calumet river basin fee removed. The Association is slightly over budget in legal due to having to aggressively pursue collections of non-payment of assessments. The line item for Grounds care increased in 2016 in order to accommodate additional work to be done at the entrances/common area. Because of volunteer efforts by the board, the Association has been able to spend less on pond maintenance.

Old Business:

Scott Degrauwe discussed current contracts including grounds care and irrigation. Through a series of issues with the current irrigation company, the Association has switched companies mid- season for improved service. The board discussed current contract with South Suburban Landscaping.

Dave Fisher provided residents with pond updates included treatment program with Aquatic Weed control. While this is a new business item, it was also discussed that in the next few weeks a revamp to the dock will be completed. Dave Fisher and Scot Degrauwe both discuss the new picnic area and encourage resident to take a look at it, if not done already.

New Business:

Scott Degrauwe informed residents that the Association street lights will be replaced. The globes appear foggy and unattractive. Residents agreed that this needed to be addressed. Dave Fisher informed residents that the Association was collecting bids for reworking the island landscaping bed in Emerson Court.

Scott Degrauwe closed the new business portion of the meeting by encouraging residents to provide the board feedback on improvements they would like to see. At this time the floor was opened to questions from the audience.

Resident Questions:

- What can be done about non Camden Wood residents speeding throughout the neighborhood?
- Should we allow non Camden Woods resident's utilize the pond for photographs etc...?
- Can we get more speed limit or stop signs posted throughout the community?
- Can we save the Association money by residents volunteering to do work? Can residents help to improve landscaping along pond shoreline?
- Residents reinforced the need to having the street lights fixed aesthetically.

There being no further questions of business to come before the Board the meeting was adjourned by President Scott Degrauwe at 7:20PM.

Respectfully Submitted,

Mary Marshall

1st American Management Co., Inc.