I. Meeting called to order at 7:05 p.m. – Members present Bilbrey, Biggins, Gooz, McDonald// Visiting: Mahl Avila –BOD & Jeff Gathers - Resident

II. Motion to Approve Agenda – Approved - Unanimous

III. Motion to Approve may Minutes – Approved – Unanimous

IV. Resident Jeff Gathers attended his second FAC committee meeting and request for serving on FAC will be sent to BOD for approval

V. Review of May financials included good income and low delinquency rates for the HOA. Reserves continue to be in good condition. Snow removal cost is the major expense that has exceeded the budgeted amount for the year. A question was raised regarding line 5301 regarding the funding of Operating Reserves. It did not appear that this category was being funded so far this year.

VI. Old Business
   a. Contract Review – FAC continues to discuss ways to assist BOD in review contracts for the community. It was agreed that contracts $50K and above would be a good starting point. The question was raised as to what checks and balances are currently in place for proposals that the BOD agrees to. Mahl would ask Arielle how the proposal process works. In general, FAC would like to have a greater role in seeing the top proposals being considered rather than simply rubber stamping the final bid that the BOD will vote on.
   b. Budget Review Process – A discussion was held on the upcoming budget season and the necessary dates to review budget proposals. The budget meetings will be held 8/12, 8/19, 9/14. The FAC budget form will be sent to all committees to complete and return. The FAC would like to request that all committees return budgets 2 or 3 days ahead of the 9/14 committee meetings so that FAC members can review.

VII. New Business
   a. Concern was raised regarding individuals who put up inflatable moonbounces in the Gazebo area for parties. Whose insurance covers injuries that occur in common areas? Cameron Station or the individual.
b. Concern was raised regarding items being sold at the CS Pool Party and Festival. One vendor was openly selling name brand merchandise that was obviously fake/knock off items. Other vendors were selling cheap, poor quality items that had more of a garage sale feel. The question was raised as to why the festival has to be in conjunction with the Pool Party and whether or not vendors have proper permits from the city.

c. Concern was raised regarding the flow of people coming to the Pool Party and the distribution of food to non-Cameron Station residents. Cameron Station ended up feeding a lot of people who were just passing through, came to the festival, or saw the inflatable rides and wandered through. More strenuous monitoring of the day needs to be implemented along with better measures for crowd control. Mahl mentioned the idea of separating the Pool Party from when the festival is held.

VIII. Meeting Adjourned at 8:03pm – Approved - Unanimous