

Ball Parc American Condominiums Homeowner's Association

MINUTES

March 12, 2013

ANNUAL BUSINESS MEETING

Meeting Location: 2083 NW Johnson Street, Portland, OR. 97209 – Front Lobby

Board Members Present: Grant Butler, President, Rebecca Owen, Shannon Fuller.

Absent: Mary Bremen.

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1. 7:00 PM: OPENING OF MEETING:

(bylaw 2.13.1-3)

- Welcome / Introductions: Grant Butler introduced himself as the President and each person in attendance was allowed to introduce themselves including the other Board members.
- Calling of Roll or Sign in: Each Homeowner to Sign in.
- Certifying Proxies; Teller's Committee Assignment
- Proof of Notice of Meeting: Copy Provided. Quorum Verification. There was sufficient attendance in person and by proxy to establish a quorum.
- Minutes provided from last Annual Business Meeting: April 11, 2012. There was a Board motion passed to accept the minutes as presented.

2. FINANCIAL REPORTING AND REVIEW

(bylaw 2.13.4-5)

Reports of Officers and Property Manager:

Tim Benintendi and Grant Butler discussed the financial reporting and there was a Board motion passed to accept the financial reports as presented.

- Income and Expense Statement / Budget Comparison / Operating Budget for Current Year, 2013 / Reserve Funding.
 - Current Funds Available as of bank reconciliations (12-31-12)
 - \$ 60,603.18 General Operating Account
 - \$ 119,479.69 Reserve Account
 - Current Funds Available as of bank reconciliations (01-31-13)
 - \$ 61,459.14 General Operating Account
 - \$ 123,065.94 Reserve Account

Reports of Committees (need for more volunteers): There was open discussion of the need for more volunteers.

- **Board Expansion / Special Committees:** More volunteers are welcome.
- **Events:** Late Spring: Courtyard Spruce Up,

3. ELECTION OF DIRECTORS / VOTING

(bylaw 2.13.6)

Teller's Committee - Tally of Ballots and Proxies.

Vote concerning any possible nominees: *Mary Bremen was elected to a one year term.*

- Current Board Member Terms: Mary Bremen ending as of this annual meeting.
- President: Grant Butler. Treasurer: Rebecca Owen Shannon Fuller: Secretary:

4. **OLD AND NEW BUSINESS.** There was open discussion of the following issues:
(bylaw 2.13.7-8)
- Courtyard Tree Trimming: Magnolias (usually in May).
 - Spring Courtyard Cleanup
 - First Floor Repairs & Recarpeting
 - New Call Box / Entry System
5. **ADJOURNMENT:** (bylaw 2.13.9)
The meeting was adjourned at 6:15 PM.

Respectfully Submitted,
Tim Benintendi
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