

*Ball Parc American Condominium
Homeowner's Association*

MINUTES

April 12, 2010

BOARD MEETING

Meeting Location: 2083 NW Johnson St, Portland OR. 97209 - Lobby

BOARD MEMBERS PRESENT: Mary Bremen, Grant Butler, Rob Pickard.

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1. **6:05 PM: OPENING OF MEETING:**
Welcome: There was a brief time of introduction with the Board members, property manager and homeowners in attendance.
Minutes: The minutes of the recent annual business meeting, March 8th were provided for reference. There was a motion passed to accept the minutes of the March 8, 2010 annual business meeting as presented.

2. **REPORT OF PROPERTY MANAGER:**
Tim Benintendi reported on the finances through the end of March and the current reconciled account balances and the homeowner account balances.
Current Funds Available as of bank reconciliations (3-31-10)
\$ 27,332.60 General Operating Account
\$ 140,467.46 Reserve Account

The most recent financial report (month of March) was previously emailed to the Board members and a hard copy was also provided to the Board at the meeting.

3. **REPORT OF OFFICERS AND COMMITTEES:**
Determination of Board Member Terms: It was necessary to identify Board member positions and terms following the annual business meeting. There was a motion passed for Grant Butler to be Chairperson on a two year term, Mary Bremen to be Treasurer on a two year term as well as Rob Pickard to be Secretary on a two year term.
Events & Social Committee: There was also discussion and consensus that Amy Holt would be the Social Committee director. There was brief discussion of the need to plan for Summer events.

4. **Unfinished Business / New Business:**
Legal Update: There was a time of open discussion concerning ongoing disruptive noise issues concerning the homeowner of #64. The homeowner has been given a timeline in order to comply and not be disruptive or request an opportunity for mediation or a hearing with the Board of directors.

Proposals for Exterior Maintenance of Building: The property manager provided two estimates and is pursuing at least one more proposal for Board consideration. necessary estimates for the Board. Once a contractor is selected then the property manager is to research all the necessary verification of insurance, references, license status etc. The property manager is also to inspect the work during the process and at the completion of project.

4. Unfinished Business / New Business (continued from page one):

Parking Lot Recoat Vs. Pavers: There was general discussion led by Ed Arce of the cost for pavers instead of the long term maintenance of continuing with asphalt maintenance. The general consensus was that this would be an excellent improvement over the current asphalt parking area but the funding for the project is a concern at this time. There was also discussion of the possibility of adding a gate to secure the parking areas as well. The project will continue to be under financial consideration in the future.

There was a short time of general questions and answers followed by adjournment.

ADJOURNMENT: 8:00 PM

Respectfully Submitted,

**Tim Benintendi, Affinity Group Inc.
Property Manager, Broker**