

*Ball Parc American Condominium
Homeowner's Association*

MINUTES

February 8, 2010

BOARD MEETING

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

BOARD MEMBERS PRESENT: Ed Arce, Rob Pickard, James Dockweiler, Mary Bremen

BOARD MEMBERS ABSENT: Linda Berlingen,

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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: There was a brief review of the last board meeting (November 16, 2009). There was a motion passed to accept the minutes of the November 16th board meeting as presented.

2. **REPORT OF PROPERTY MANAGER:**
Tim Benintendi reminded those in attendance of the annual meeting scheduled for Monday, March 8th and the time was confirmed for 7 PM. Tim Benintendi reported on the current reconciled account balances and the homeowner account balances.
Current Funds Available as of bank reconciliations (1-31-10)
\$ 22,309.39 General Operating Account
\$ 132,977.71 Reserve Account

3. **REPORT OF OFFICERS AND COMMITTEES:**
Ed Arce reported on the finances, 2009 end of year review and the budget with projections for 2010. The financial outlook is very favorable as the overall budget is tracking well with the various categories.
 - a. **Maintenance:** *Ed Arce reported on the following:*
Centric Elevator: Signed maintenance contract is now in place.
Courtyard Tree Pruning: This has been agreed to for Spring pruning of the magnolia trees in the front entry area. The property manager is to confirm a start date for the project.
2010 Reserve Projects:
Stucco, Brick & Mortar Repair, along with Exterior Painting. There was a motion passed for the property manager to gather estimates for Board review and then follow up with supervision of the necessary work. The Board understands that there would be a fee charged to the association by Affinity Group Inc. for the necessary work as per written management agreement.
Interior Painting of the first floor and ceiling was postponed for consideration until 2011.
 - b. **Moving Committee:**
There was a recent move in of unit 1 and it was reported that it went smoothly.
 - c. **Events Committee:**
There was brief discussion of the need to plan for Spring and Summer events.

4. Unfinished Business:

a. Historical Tax –April 1st Deadline: There was a discussion concerning the options and general cost of continuing with the historical status but there was no formal decision made at this time. The general consensus is that we would likely not apply this year.

b. Energy Trust of Oregon—Report from Sean Williams, #43: There was general discussion of the possible improvements that could be done over time. The biggest improvement would be updating of the exterior windows. Ed Arce had counted approx. 340 to 350 windows in the building. It was discussed that a 15 year loan may be offered through a program with Energy Trust of Oregon.

c. Parking Lot Recoat Vs. Pavers: There was general discussion of the cost for pavers instead of the long term maintenance of continuing with asphalt maintenance.

d. Painting Laundry Room Floor: This was an issue that was briefly discussed as something that was not a priority and could wait for now.

e. Bike Closet: This issue was briefly discussed but there was no formal decision to move forward with building a bike storage closet at this point.

f. 1st Floor Signage: This is an issue that was briefly discussed that is on hold for now until there is more time to select signs to have more continuity in the building.

5. New Business.

a. ID System for Cars in Parking Lot/Towing: There was discussion on this issue and a motion was passed authorizing Ed Arce to order identification tags for vehicles that own a space in the parking area.

b. Owner Special Request: There was discussion of a homeowner request to delay their dues payments for a few months while they deal with some personal issues. There was a motion passed to accept the request for a delay of payments but with the payments required to be paid in full by 5-31-10 or the late fees, penalties etc. would be fully implemented as of 6-1-10 and applied thereafter.

There was a short time of general questions and answers followed by adjournment. The next meeting is to be the annual meeting scheduled for Monday, March 8th 7 PM.

ADJOURNMENT: 8:10 PM

Respectfully Submitted,

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