

*Ball Parc American Condominium
Homeowner's Association*

MINUTES

July 20, 2009

BOARD MEETING

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

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

BOARD MEMBERS ABSENT: Mary Bremen, Linda Berlingen,

Pg. 1 of 2

1. **5:50 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 (March 30, 2009). There was a motion passed to accept the minutes of the March 30th board meeting.

2. **REPORT OF OFFICERS:**

REPORTS OF OFFICERS AND PROPERTY MANAGER

Ed Arce reported on the finances through mid year (June, 2009). The outlook is very favorable as the overall budget is tracking with most costs being under budget. Part of the explanation for this is due to the reduced cost of property management services and routine building maintenance. However, there is expected to be a short term increase in expenses in the next couple of months with remaining summer projects to be completed. A summary of income and expenses through mid year with a narrative explanation was provided in the meeting. A general financial update to all homeowners is expected to be mailed out in the month of August.

Current Funds Available as of bank reconciliations (6-30-09)

\$ 16,336.36 General Operating Account

\$ 113,282.39 Reserve Account

REPORT OF COMMITTEES

a. **Budget:** Ed briefly discussed some of the requirements for the recent reserve study and some general recommendations.

b. **Maintenance:** There was open discussion of several issues:

Annual Operating Maintenance Plan: This is for the long term life of the building and covers several issues related to the interior and exterior. The roof requires basic cleaning and maintenance each year along with many other issues outlined in the monthly maintenance schedule.

Dyer Venting / Fans: There was general discussion of the possible options and there was a decision to have Scott of "Muscle Bound" evaluate the situation further and consult with the HOA Board to determine the next steps to take. The immediate issue is to consider adding at least 9 more vents along with clean-outs and sensors.

Intermittent Hot Water Issue (34): There was general discussion of intermittent hot water issues in #34. There was general agreement that it may be a cross mixing problem and if the situation persists that DeTemple Plumbing could be called to evaluate further.

4. **Unfinished Business:**
 - a. **Unit 53 Elevator Bill Issue:** There was brief discussion of a move out on May 24th in which there was damage done to an elevator caused by the move. The property owner was previously billed for the cost. There was a motion passed to have the property manager send a letter to the owner upholding the prior board decision invoicing for the repair in the amount of \$330.20.
 - b. **Parking Lot Bids:** There was brief discussion of two possible proposals. The property manager is going to gather at least one more bid and provide to Ed Arce so the HOA Board can make a final decision as to which contractor to hire for this.
 - c. **Recent Historical Tax Decision:** There was brief discussion regarding emails shared with Ed Arce from Susan Havlock of SHPO, a City of Portland representative on the recently passed new state legislation that extends tax abatements and buildings with historical status. These emails were shared and discussed on the Yahoo group sites with owners who referenced an article in the Oregonian. The new legislation still leaves the decision making to the City of Portland and does not become effective until September. However there is a very small possibility that the new legislation may open the door for extensions to be considered. The homeowner of #65, Peg Von Dreele, agreed to assist Ed Arce and draft a letter to the City of Portland on the issue by September. Peg also provided information from her discussion on this issue with the office of one of the City Commissioners.

5. **New Business.**
 - a. **21st Ave. Bar Noise:** There was general discussion of a note from the resident in #61 on noise issues from the Bar. There were no clear answers as to what could be done as a certain level of business noise is part of the overall neighborhood.
 - b. **Common Doors & Windows:** Some of the common area windows and doors are being left open or propped open with the hotter weather. It is important that residents realize that this should not be done due to safety and fire code issues. This would be an issue for the property manager to mention in the next mailing to homeowners.
 - c. **New Yahoo Site and Affinity Website:** There was discussion of the need to set up the information for the homeowner's association on a new yahoo site and on the site of Affinity Group Inc. The new yahoo site will be accessible with an invitation and password. The Affinity site will be accessible by anyone for basic information concerning the homeowner's association. Both sites should be set up in the next 30 to 60 days and announced with details to homeowners.
 - d. **2010 Reserve Projects:** There was brief discussion of upcoming projects to be completed next year with the exterior painting to be considered as the biggest project to be undertaken.

There was a short time of general questions and answers followed by adjournment.
The next Board meeting was scheduled for November 16, 2009, (Monday) 5:45 PM.
ADJOURNMENT: 7:40 PM

Respectfully Submitted,

Tim Benintendi, Affinity Group Inc.
Property Manager, Broker