

*Ball Parc America Condominiums
Homeowner's Association*

MINUTES

March 12, 2009

ANNUAL BUSINESS MEETING

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

1. **7:05 PM: OPENING OF MEETING:**
Calling of Roll or Sign In: Each homeowner signed in and received an annual meeting packet of information.
Certifying of Proxies: Teller's Committee Assignment. Rob Pickard and Ed Arce agreed to be the teller's committee and tally proxies and ballots. It was established that with those in attendance and the proxies received that there was a quorum to conduct the meeting.
Proof of Notice of Meeting: Copy of letter was provided in the homeowner packets. *Minutes provided from last Annual Business Meeting: April 17, 2008. There was a motion passed to not read the minutes aloud as homeowners have a copy for reference.*

2. **FINANCIAL REPORTING AND REVIEW:**
REPORTS OF OFFICERS AND PROPERTY MANAGER
Ed Arce reported on the finances and the many projects completed in 2008. He also provided a 2008 End of Year Financial Review (written report). For those homeowners who were unable to attend the meeting it was agreed that the basic financial information would be mailed out to all homeowners in the coming weeks. The following additional reports were also provided:
 - Income and Expense Statement.
 - Budget Comparison
 - Operating Budget for Current Year, 2009.

Current Funds Available as of bank reconciliations (12-31-08)

\$ 34,497.58	General Operating Account
\$ 68,026.36	Reserve Account

Current Funds Available as of bank reconciliations (2-28-09)

\$ 35,726.29	General Operating Account
\$ 68,179.85	Reserve Account

REPORTS OF COMMITTEES
 - Budget** – Ed gave a special thank you to Peg, Jim, Rebecca & Marc for all of their extra work on helping to put the 2009 budget together.
 - a. **Maintenance**--There was open discussion of several issues:
 - Unit 21** is in need of more work to make sure that there is no moisture remaining in walls before final repairs are completed.
 - Courtyard Tree Trimming** is scheduled for March 17th and general flyers will be posted in the building.
 - Dryer Venting** was discussed as an important issue to keep cleaned out on a regular basis.

REPORTS OF COMMITTEES (continued from pg. 1)

- b. **Events (Gardening & Spring Clean Up / New Building Entry Codes)**
Some possible dates were mentioned for the Gardening and Spring Clean Up as Saturday, May 30th or June 27th.
The new entry codes should be implemented on or about June 1st or July 1st.

4. ELECTION OF DIRECTORS / VOTING

TELLER'S COMMITTEE—Tally of Ballots and Proxies (Ed Arce & Rob Pickard)

Vote concerning Board Members (1 Opening)

Marc Holt resigned Jan 31, 2009. The open seat fills the remaining term to 2010.

Rob Pickard - one more year until 2010 Annual Meeting – VP*

Mary Bremen - one more year until 2010 Annual Meeting – Secretary*

Ed Arce - one more year until 2010 Annual Meeting – Treasurer*

Linda Berlingen – one more year until 2010 Annual Meeting

Board Members 2009 positions TBD at Board Meeting after election

The election was held and James Dockweiler (#45) was elected as a new Board Member.

5. OLD AND NEW BUSINESS.

There was a short time of questions and answers and a brief discussion of the expiring historical status.

Next Board Meeting Date & Time TBD (Should take place within next 30 days)

**** ADJOURNMENT: 8:10 PM**

Respectfully Submitted,

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