

*Ball Parc American Condominium  
Homeowner's Association*

**MINUTES**

March 3, 2011

**ANNUAL BUSINESS MEETING**

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

Board Members Present: Grant Butler, Mary Breman. Absent: Rob Pickard.

1. **7:05 PM: OPENING OF MEETING:** *Pg. 1 of 2*

**Calling of Roll or Sign In:** Each homeowner signed in and received an annual meeting packet of information.

**Certifying of Proxies:** It was established by the Board that with those in attendance and the proxies received that there was a quorum to conduct the meeting.

**Proof of Notice of Meeting:** A copy of the letter announcing the annual meeting was provided in the homeowner packets.

**Annual Meeting Minutes (copy was provided from prior year, March 8, 2010):**  
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**

Grant Butler, President and Tim Benintendi, property manager reported on the finances and the upcoming projects in 2011. The 2010 end of year financial reporting was provided in the handout for homeowners. Among the reports provided were the following: Income and Expense Statement for 2010. Budget Comparison from 2010. Operating Budget for Current Year.

*Current Funds Available as of bank reconciliations (12-31-10)*

\$ 42,282.63	General Operating Account
\$ 42,340.18	Reserve Account

*Current Funds Available as of bank reconciliations (1-31-11)*

\$ 28,560.31	General Operating Account
\$ 45,964.63	Reserve Account

There was a motion passed to accept the financial reports as presented.
  
3. **REPORTS OF COMMITTEES**
  - a. **Volunteers Needed:** There was general discussion of a need for more volunteers as committee members and Board members. There were no volunteers from those in attendance at the meeting.
  - b. **Social Committee:** There was a general request to have more volunteers if anyone knows of those that might be interested in helping with the social committee. More social gatherings could promote getting to know a little more about your neighbors.

**4. ELECTION OF DIRECTORS / VOTING**

**TELLER'S COMMITTEE**—Tally of Ballots and Proxies were formalized by Grant Butler & Mary Bremen.

*Vote concerning Board Members (there were no expiring terms and no new nominees)*

**There was no election as there were no nominees for voting and none of the current board member terms are expiring until the annual meeting of 2012.**

Grant Butler--President, Mary Bremen—Treasurer and Rob Picard—Secretary have terms that run until the annual meeting of 2012.

**5. OLD AND NEW BUSINESS.**

*There was a short time of questions and answers and a brief discussion of the following issues:*

- a. **Water Heater Replacement in Boiler Room:** This issue had been postponed from last year due to financial reasons. The property manager is to contact the plumber that had done the replacement of the other water heater several years ago. He will pass on the proposal to the Board for consideration.
- b. **Events:** There was brief discuss of the annual courtyard cleanup if necessary and any other social get togethers that may be necessary. No firm dates were set at the meeting.
- c. **Patio Maintenance:** The property manager suggested that a contractor who specializes in the type of patio covering that is on most of the patios inspect at least annually. This would allow for finding possible issues before they become a bigger problem.
- d. **Parking Lot Resurfacing:** There was discussion of the need to proceed this summer with the repair and sealcoat of the parking lot. The property manager is to gather estimates for the Board to consider.
- e. **Courtyard Tree Trimming:** There was discussion of the annual pruning of the magnolias in the courtyard. There was general consensus for the property manager to talk with the arborist about pruning sufficiently to let in a little more light into the courtyard with the pruning this year.

**Next Board Meeting Date:** The next Board meeting date is tentatively set for Tuesday, May 10th. A formal notice is to be sent to homeowners of the next meeting.

**ADJOURNMENT:** Meeting was adjourned at 7:25 PM.

Respectfully Submitted,  
Tim Benintendi  
Affinity Group Inc.  
Property Manager, Broker