

***Ball Parc American Condominium
Homeowner's Association***

MINUTES

November 16, 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,

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1. **6:08 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 (July 20, 2009). There was a motion passed to accept the minutes of the July 20th board meeting.

2. **REPORT OF OFFICERS:**
REPORTS OF OFFICERS AND PROPERTY MANAGER
Tim Benintendi reported on the current reconciled account balances and the homeowner delinquent account balances. There were only three homeowners that are not current through the end of November.
Current Funds Available as of bank reconciliations (10-31-09)
\$ 33,397.14 General Operating Account
\$ 125,063.18 Reserve Account

3. **REPORT OF COMMITTEES**
Ed Arce reported on the finances and the budget with projections for 2010. Ed also thanked the members of the budget committee for their time with the budget process: Rebecca Owen, Peg Von Dreele, Marc Holt and Jim Dockweiler. The outlook is very favorable as the overall budget is tracking with most costs being well under budget.
 - a. **Budget:** Ed Arce reported on the following:
2009 End of Year Projections
2010 Budget Recommendations
A summary of income and expenses through October with a narrative explanation was provided in the meeting by Ed Arce. A general financial update to all homeowners is expected to be mailed out in December or January.
 - b. **Maintenance:** Ed Arce reported on the following:
Annual Operating Maintenance Plan.
Sprinkler Timer.
 - c. **Moving Committee:**
There was a recent move out of unit 36 and it was reported that it went smoothly.
 - d. **Events Committee:**
There was brief discussion of the holiday event and Amy Holt had previously volunteered to plan the event.

4. **Unfinished Business:**
 - a. **Unit 53 Elevator Bill Issue:** There was brief discussion of a move out earlier in year in which there was damage done to the elevator caused by the move. The property owner has been billed for the cost and the Board stands by the decision that the homeowner should reimburse the association for this.
 - b. **Parking Lot Immediate Decision and Long Term:** There was brief discussion of two possible options. The first is to complete the normal paving work in the coming Spring to Summer months or upgrade to a cobblestone type of paver system for the parking area. The general consensus was that the pavers would be preferred. The Board will need to have more time to evaluate costs and how to budget for such an improvement. There was a motion passed to hold off on the sealcoat work until more information can be gathered for other options with the parking area.
 - c. **Recent Historical Tax Decision:** There was brief discussion regarding the situation with the historical status. It may be possible to continue with the historical status but would likely require significant cost to continue with the historical status. There has been correspondence with Susan Havlock of SHPO, a City of Portland representative on the new state legislation that extends tax abatements and buildings with historical status. If homeowners are in need of more information or clarification they can contact Ed Arce.
 - d. **Affinity Website Update:** The page with links for Ball Parc American can be found at www.affinitygrouporegon.com and then click on homeowner association and click on Ball Parc American. The main categories of information are available on the web page.

5. **New Business.**
 - a. **Laundry Room Floor Painting:** There was general discussion of a suggestion to consider painting the laundry room floor. It was agreed to look at this further and see if it should be now or in the summer when we have warmer temperatures.
 - b. **Bike Closet:** There was general discussion of how to come up with more areas for bike storage by utilizing unused areas of the building. Partitioning a small area of the boiler room was mentioned and part of a stairwell to provide ceiling hooks or racks etc.
 - c. **Updating Signs:** There was discussion of the need to update and improve the signs in various parts of the building. This is something to consider and is open to suggestions. Ed Arce and Tim Benintendi have looked at possible options but no final decisions have been made up to this point.

There was a short time of general questions and answers followed by adjournment. *The next Board meeting is to be determined and was not scheduled at this time.*

ADJOURNMENT: 7:35 PM

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