

*Ball Parc American Condominium  
Homeowner's Association*

**MINUTES**

October 12, 2011

**BOARD MEETING**

Meeting Location: 2083 NW Johnson St, Portland OR. 97209 - Lobby  
BOARD MEMBERS PRESENT: Mary Bremen, Grant Butler, Rob Pickard

*Pg. 1 of 2*

1. **6:00 PM: OPENING OF MEETING:**  
Minutes: Copy provided of the last meeting: May 10, 2011.
  
2. **REPORT OF PROPERTY MANAGER AND OFFICERS:**  
**REPORT OF PROPERTY MANAGER**  
Tim Benintendi reported on the finances and the homeowner account balances.  
*Current Funds Available as of bank reconciliations (9-30-11)*  
\$ 45,914.23    General Operating Account  
\$ 64,499.63    Reserve Account  
The most recent financial report was emailed to all Board members and one hard copy is also provided for each meeting.  
  
Homeowner directory with balances also provided for review. There is only one homeowner who is significantly delinquent at this time.
  
3. **New Business:**
  - a. **Roof Cleaning:** There was brief discussion of the roof cleaning to be done.
  
  - b. **Boiler Start Up:** There was brief discussion of the boiler start up which was to have been started on the day of the meeting.
  
  - c. **Budget Committee & Reserve Study:** There was brief discussion of the need to have a budget committee meeting soon and evaluate the operating budget and reserve study update for next year.
  
  - e. **Gate Entry Code Programming:** There is currently a \$35 cost for programming of the gate code for new residents that move into the building. However, with the \$250 move in fee it would seem more appropriate to cover this \$35 cost from the move in fee. After discussion of the issue there was a motion passed to allow the HOA to pay the \$35 fee from the \$250 move in fee. In other words there would only be the \$250 charged to a new resident and the HOA would pay the \$35 reprogram charge to any vendor of their choosing.
  
  - f. **Dog Size:** There was general discussion of the 50 pound limitation on dog size for the building. There was discussion of the possible amendment process. The general consensus was that it would likely be very difficult to get enough votes to pass an amendment to raise the limit on the size of dog allowed in the building.

3. New Business:

g. Changing the Yahoo Group to a Google Group: There was brief discussion of this possible change and Grant Butler is planning to research this further.

h. Board Member Interest (for next year): There was discussion of the need for more volunteers who would be willing to serve as Board members. When there is a mailing to homeowners announcing next year's annual meeting there would be a nominee form issued for those that might be interested.

i. Any Social Dates for Calendar: There is to be a holiday get together in December. Details are to be decided and emailed to the property manager for announcing to homeowners.

5. Homeowner Issues:

There was general discussion of the "Free Table" area inside near the parking lot door. After discussion by some that are in favor of keeping this area for usable items to be reclaimed there was no decision for any change in the policy.

There was also discussion of the rising number of rental units in the building and whether we should consider an amendment to the governing documents. We will need to review this situation further and take a straw poll by mail or email of homeowners to see if an amendment may be likely or not.

**ADJOURNMENT: 7:20 PM**

Sincerely,  
Tim Benintendi  
Property Manager, Broker