

CAMERON HOUSE H.O.A. BOARD MEETING

May 21, 2009

MINUTES

Meeting Location: Recreation Room, 5540—5596 S.W. Murray Blvd. Beaverton 97005

Board Members Present:

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Beryl Parker, Lynda Roy, Adrienne Masin, Christine Lutjen, Mary Ann Frisch

1. **6:30 P.M. OPENING OF MEETING**

Board Meeting Minutes provided from last meeting: April 23, 2009

Annual Meeting Minutes: June 26, 2008

2. **REVIEW OF AVAILABLE FUNDS:**

Current Funds Available as of bank reconciliations (4-30-09):

\$ 245.44 General Operating Account

\$ 5,812.65 Money Market Account

There was a motion passed to transfer \$5,000 from the money market to the operating account to pay bills as necessary.

Review of Homeowner Balances: Balances provided for review.

There was discussion of a homeowner that is so far behind that a lien should be filed. The lien form has been provided to the HOA President for signing. Need Lien Document (back with signature for filing the lien).

3. **OLD & NEW BUSINESS**

There was general discussion of the income and expenses for the recent fiscal year, just ended April 30th. It is apparent that the monthly dues are just meeting the monthly obligations but are not sufficient for projects that should be addressed this year and in coming years. An assessment is likely going to be necessary with a decision to be made by the time of the upcoming annual business meeting.

Insurance Requirements: The insurance company for the H.O.A. is requiring that major repairs be done to the parking lot, in areas where tree roots are causing a trip hazard. The property manager will gather estimates for this and provide to the Board. There was also a motion passed to allow the property manager to have an arborist evaluate the tree roots to see if some could be cut safely for the paving work without jeopardizing the health of the trees.

4. HOMEOWNER REQUESTS IF ANY

There was open discussion of a unit that is selling (5540) which needs work to be done in order to satisfy the sale. The work involves issues that the H.O.A. should take responsibility for to repair as much as possible. There was also a motion passed to allow for the work to be paid for the by the H.O.A. with the sale of unit 5540 which needs more roof venting, attic clean up of moisture, mold, mildew and minor exterior siding dryrot repairs. The cost range for this is expected to be between \$2,500 to \$3,500.

NEXT MEETING:

Annual Business Meeting: Wednesday, June 24th, 6:30 PM

**** ADJOURNMENT: 7:40 PM**

Respectfully Submitted,

**Tim Benintendi
Property Manager**