

# ***CAMERON HOUSE H.O.A.*** ***ANNUAL BUSINESS MEETING***

June 24, 2009

## **MINUTES**

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

**BOARD MEMBERS PRESENT:** Beryl Parker, Mary Ann Frisch, Christine Lutjen, Lynda Roy, Adrienne Masin.

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1. **6:30 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS**

2. **MINUTES PROVIDED**

**PREVIOUS ANNUAL MEETING:** June 26, 2008

**LAST BOARD MEETING:** May 21, 2009

There was a motion passed to accept the minutes as presented.

3. **FINANCIAL REPORTS:**

**Income Statement**

**Actual Vs. Proposed Expenses**

**Proposed Budget**

***Current Reconciled Account Balances: (as of 5-31-09)***

**General Operating Account: \$ 443.29**

**Money Market Account: \$6,557.59**

There was a motion passed to accept the financial reports as presented.

Homeowner Balances were reviewed and discussed. Most homeowners were current or within two months of being current. Any homeowners beyond 60 days of delinquency could be liened for the unpaid balance as necessary.

4. **OLD BUSINESS**

**Possible Assessment Discussion:** Minimum Assessment to pay for paving repairs would be \$250 per homeowner. Attic Issues: \$1,600 to \$2,200 per homeowner. The attic repairs and maintenance would include repairs, clean up and better ventilation to avoid ongoing problems. It would be best to make decisions on this issue by the time of the July 30<sup>th</sup> meeting or sooner. There was a motion passed for the \$250 pavement repair assessment to be paid by August 15, 2009 or there would be a \$50 monthly late fee charged for any months that the \$250 assessment is not paid in full. The property manager is to proceed with ordering the necessary pavement repairs with an expected cost of \$4,397.50 to \$5,000.

5. **REPORTS OF OFFICERS** (optional at discretion of Officers)  
There was open discussion with Board members but no formal reports were necessary from Board members.
  
6. **VOLUNTEERS FROM BOARD FOR TALLY OF ELECTION VOTES**  
*(Teller's Committee—Counting of Proxies, Election Ballots etc.)*  
Lynda Roy and Christine Lutjen volunteered to tally the votes and proxies.
  
7. **ELECTION OF DIRECTORS:** (Voting on at least one position)  
Beryl Parker was elected to a term until the annual meeting of 2012.  
Mary Ann Frisch—June 2010  
Adrienne Masin—June 2010  
Lynda Roy—June 2011  
Christine Lutjen—June 2011
  
8. **NEW BUSINESS:** (Homeowner Questions and Answers).  
There was discussion that centered around the need to gather more information to consider the work for cleaning up the attic areas of all units and adding more vents in the roofing. This should be evaluated further at the next Board meeting and will likely require an assessment per individual homeowner of \$1,600 to \$2,200.

**NEXT BOARD MEETING:** Thursday, July 30<sup>th</sup>, 6:30 PM.

**ADJOURNMENT: 8:05 PM**

Respectfully Submitted,  
Tim Benintendi  
Property Manager, Broker