

CAMERON HOUSE H.O.A. BOARD MEETING

August 12, 2009

MINUTES

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

Board Present: Beryl Parker, Lynda Roy, Adrienne Masin, Mary Ann Frisch
Board Member Absent: Christine Lutjen

1. **6:45 P.M. OPENING OF MEETING**
Last Formal Meeting Minutes Provided: Annual Meeting: June 24, 2009

2. **REVIEW OF AVAILABLE FUNDS:**
Current Funds Available as of bank reconciliations (7-31-09):
 \$ 1,562.52 General Operating Account
 \$ 8,948.57 Money Market Account
Review of Homeowner Balances: Balances provided for review.

3. **OLD & NEW BUSINESS**
Orkin Pest Control: There was general discussion of the pest control service which covers the perimeter of the buildings for ants each month. However, to do the interior of up to two units per month would only cost an additional \$25 per month.
There was a motion passed to proceed with this additional service.

Main Line Repair: There was discussion of a main plumbing line leak and a proposal for main line replacement under 5546 (\$1,050).
There was a motion passed to have the work done as soon as possible.

Assessment: There was general discussion of significant problem discovered in the attics of the condominium buildings that should be addressed as funds are available. The necessary work would be to provide more attic venting and to address necessary clean up issues with any mold or mildew in attics. An estimate that has been provided would require an average cost per unit of \$2,145. There are not sufficient funds for this so an assessment would be necessary the work.

There was a motion passed to require an assessment to 19 out of the 20 homeowners in the amount of \$2,145 to be paid by September 1, 2010 for this necessary work. This assessment will show up on invoicing to homeowners on their October statements. Any homeowner making the full payment at any

Assessment: (continued from page one)

time prior to September 1, 2010 would allow for the work to be done sooner. After September 1, 2010 there would be a \$50 late fee assessed monthly for any unpaid assessment balance. Any homeowner could have the work done by any licensed, insured contractor of their choosing for less than the assessment amount that is qualified for this type of work. If the work is done for less than the assessment the homeowner would be credited for having the work done and the assessment removed with proper documentation provided by the homeowner and approved by the Board.

One unit had previously been repaired with a recent sale (5540) which is excluded from the assessment.

4. HOMEOWNER REQUESTS IF ANY

There was general discussion of the need to replant one to two trees just off the patio of #5550 where a large tree was leaning and had to be removed. There was consensus that the property manager would work with the homeowner to have trees planted in that area.

NEXT MEETING:

Wednesday, Nov. 11th, 6:30 PM

**** ADJOURNMENT: 8:05 PM**

**Respectfully Submitted,
Tim Benintendi
Property Manager, Broker**