

CAMERON HOUSE H.O.A. BOARD MEETING

March 24, 2010

MINUTES

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

Current Boards Present: Beryl Parker, Lynda Roy, Christine Lutjen, Mary Ann Frisch.

Board Member Absent: Adrienne Masin

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

Minutes (provided of most recent meeting): November 11, 2009

2. **REVIEW OF AVAILABLE FUNDS:**

Current Funds Available as of bank reconciliations (2-28-10):

\$ 1,152.59 General Operating Account
\$ 5,273.03 Money Market Account

Review of Homeowner Balances: Balances provided for review.

3. **OLD & NEW BUSINESS**

Attic Ventilation Issues: There was open discussion of the need for more ventilation in the attics and possible further work in some of the attics. There was a motion passed for the property manager to consult with an attorney with cost not to exceed the range of \$1,000 to \$2,000. Some of the issues are determining who has the responsibility to maintain their individual attic areas and how best to go about assessing for necessary attic work. One option to avoid an assessment would be for individual owners to sign a waiver prepared by the attorney that would allow owners to have their own attic and venting work done with the use of their own contractor.

4. **HOMEOWNER REQUESTS IF ANY**

Orkin Pest Control: There was discussion of the need for the property manager to follow up with the pest control company for ant treatment and they were to start with 5554 SW Murray Blvd. The pest control company had previously stated that they would be able to treat the interior of up to two units per month for ants. The additional quoted cost was to be \$25 per month extra for this added service.

Pruning of Fruit Trees: There was discussion concerning some of the Spring landscape issues. The property manager is to call the landscaper to order the major pruning of the fruit trees (with a cost that has been about \$500 in the past). Another issue for the landscaper to address is the need for seeding the sparse grass areas along some of the walkways.

Pool Patio Issue: There was discussion of a pulling away of the filler between some of the gapping with the pool patio slabs. Beryl Parker volunteered to consult with Pool World to make the necessary repair or assist with what needs to be done.

**Next Meetings: Thursday, May 27th, 6:30 PM, Budget Meeting
 Thursday, June 24th, 6:30 PM, Annual Meeting**

**** ADJOURNMENT: 7:20 PM**

Respectfully Submitted,

**Tim Benintendi
Property Manager, Broker**

