

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

July 29, 2010

MINUTES

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

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

1. **6:55 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS**

2. **MINUTES PROVIDED**

PREVIOUS ANNUAL MEETING: June 24, 2009

LAST BOARD MEETING: May 27, 2010

There was a motion passed to accept the minutes as presented

3. **FINANCIAL REPORTS:**

Income Statement

Actual Vs. Proposed Expenses

Proposed Budget

Recommendation of Reserve Plan Specialist \$2,500 to \$3,000.

Current Reconciled Account Balances: (as of 6-30-10)

General Operating Account: \$ 43.04

Money Market Account: \$7,503.91

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 could be liened for the unpaid balance as necessary.

4. **OLD BUSINESS**

Amendment Discussion: The attorney had provided an amendment that would require that each homeowner maintain their own attic space. There was brief discussion of how this could be implemented if passed. This is to be fully discussed and voting on later in the meeting.

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 Mary Ann Frisch volunteered to tally the votes and proxies.

7. **ELECTION OF DIRECTORS:** (Voting on at least two positions)
Mary Ann Frisch and Adrienne Masin were elected to terms of one year for Adrienne Masin (2011) and two years for Mary Ann Frish (2012).
Other Board Member Terms:
Lynda Roy-June 2011, Christine Lutjen-June 2011, Beryl Parker-June 2012

VOTING ON AMENDMENT:

Voting on Possible Amendment (concerning maintenance of attics).
There was an amendment which was presented for voting. The amendment was to clarify that each homeowner is to maintain their own attic space completely with proper venting and repairs in the future as necessary. The amendment passed but the property manager later discovered that the attorney had not written the amendment properly to be in compliance with the newest version of the Bylaws for the association. There was an original set of bylaws and then there was an updated set of bylaws that was passed through the proper voting many years ago. The attorney felt that it would be best to conduct the vote by mail or a special meeting. He is to properly write the amendment at no additional cost (as it was his oversight). The voting process will be resumed again after the amendment is properly written at that point.

8. **NEW BUSINESS:** (Homeowner Discussion).
Beryl Parker mentioned the deferred maintenance issues with the swimming pool. Tim Benintendi explained the federal requirement of upgrading the main drain in the bottom of the pool. The cost for this is estimated at \$1,345 and is a safety issue at the present time. The original type of drain in our pool is the type that can hold a person under by grabbing onto the hair. The new type of drain that is needed has a release when this happens so that the person should not drown. There was a motion passed to proceed with the installation of the new pool drain.

Christy Lutjen resigned at conclusion of the meeting due to personal issues. We all wished her the best and thanked her for her years of service on the Board.

ADJOURNMENT: 7:45 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker