

CAMERON HOUSE H.O.A. BOARD MEETING

March 24, 2011

MINUTES

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

Current Board Member Roster & Term Ending Dates:

Beryl Parker (June 2012), Lynda Roy (June 2011), Adrienne Masin (June 2011),
Mary Ann Frisch (June 2012). Board Member Absent: Adrienne Masin.

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

Minutes from last Annual Meeting Provided: July 29, 2010.

2. **REVIEW OF AVAILABLE FUNDS:**

Current Funds Available as of bank reconciliations (2-28-11):

\$ 325.84 General Operating Account

\$ 3,722.36 Money Market Account

Review of Homeowner Balances: Balances provided for review.

There was discussion of a homeowner who is severely delinquent and is not responding to the monthly billing.

There was further discussion of a collection law firm that could pursue the matter against the homeowner if they do not make arrangements to pay their dues. A motion was passed to have the HOA President sign the legal agreement with the law firm after it is provided for consideration.

3. **OLD & NEW BUSINESS**

Financial Planning: There was discussion of the following issues and the lack of funds. The property manager is to prepare a budget draft for the next board meeting to consider whether to raise the monthly dues or require a special assessment for deferred maintenance, short term and long term planning.

Pool Issues:

Can we operate this year without repairs and improvements?

Resurfacing cost estimated at \$6,000 to \$8,000.

Major Plumbing Line Repairs/Replacements (under buildings): Most of the deteriorating lines are in need of replacement.

4. **HOMEOWNER REQUESTS IF ANY**

Mary Ann Frisch identified some minor maintenance issues that need attention. There is a carport breezeway leak, some lights out near carports 6 and 7 as well as some dryrot near the mailboxes at the base of the siding.

Next Meeting: Thursday, April 28th, 6:30 PM, Budget Meeting.

Meeting was adjourned: 7:20 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker