

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

May 26, 2011

MINUTES

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

BOARD MEMBERS PRESENT: Beryl Parker, Mary Ann Frisch, Adrienne Masin.

BOARD MEMBER ABSENT: Lynda Roy.

1. 6:35 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS

2. MINUTES PROVIDED

PREVIOUS ANNUAL MEETING: July 29, 2010

LAST BOARD MEETING: March 24, 2011

There was a motion passed to accept the minutes provided as presented and they were not read aloud.

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 4-30-11)

General Operating Account: \$ 245.15

Money Market Account: \$5,203.74

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

Homeowner balances were discussed and there is one homeowner that is severely delinquent. The account is to be turned over to a collection law firm if the homeowner does not make arrangements to bring their account current.

KNOWN ISSUES TO CONSIDER IN THE NEXT SIX YEARS:

The following issues were briefly discussed.

Pool Resurfacing: \$6,000 to \$8,000.

Exterior Dryrot and Touch Up Painting: \$4,000 to \$6,000.

Plumbing Line Replacements: \$10,000 to \$15,000.

Exterior Painting: \$12,000 to \$15,000.

Pavement Overlay: \$12,000 to \$14,000.

Clubhouse Improvements: \$5,000 to \$7,000.

These deferred maintenance issues were reviewed and discussed with those in attendance.

4. **REPORTS OF OFFICERS** (optional at discretion of Officers)
There was open discussion with Board members but no formal reports were necessary from Board members.

5. **VOLUNTEERS FROM BOARD FOR TALLY OF ELECTION VOTES**
(*Teller's Committee—Counting of Proxies, Election Ballots etc.*)
Mary Ann Frisch and Adriene Masin volunteered to tally the votes and proxies.

6. **ELECTION OF DIRECTORS:** (Voting on at least two positions)
Elizabeth Motteler and Adrienne Masin were elected to terms of two years for Elizabeth Motteler and one year for Adrienne Masin.
Other Board Member Terms:
Beryl Parker, President and Mary Ann Frisch, Secretary, Treasurer with terms expiring at the annual meeting of 2012.

7. **VOTING ON POSSIBLE 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 received 10 votes in the meeting and 5 more votes are needed. The deadline to receive ballots by mail is June 15th, 2011 from those that did not vote. The property manager is to issue another mailer to those that did not yet vote.

8. **NEW BUSINESS:** (Homeowner Discussion).
Beryl Parker mentioned some of the deferred maintenance issues with the swimming pool and there was a brief time of questions and answers before adjournment.

There was also a small deck addition at unit 5556 that was approved by a majority of the Board members present.

ADJOURNMENT: 7:40 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker