

CAMERON HOUSE H.O.A. BOARD MEETING

August 23, 2011

MINUTES

Meeting Location: Recreation Room, 5540—5596 S.W. Murray Blvd. Beaverton 97005
Current Board Member Present: Beryl Parker, Mary Ann Frisch, Adrienne Masin. Absent: Elizabeth Motteler.

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

*Minutes from last Board Meeting Provided: May 26, 2011
There was a motion passed to accept the minutes as presented.*

2. **REVIEW OF AVAILABLE FUNDS:**

Current Funds Available as of bank reconciliations (7-31-11):

\$ 335.35	General Operating Account
\$ 5,205.72	Money Market Account

Review of Homeowner Balances:

Current unpaid dues through this month of August is \$4,035.43. There was brief discussion of issuing a warning letter to delinquent homeowners prior to turning the accounts over to the law firm to pursue through the legal process.

3. **OLD & NEW BUSINESS**

Financial Planning: Discussion of Project Priorities.

Proposals were provided concerning the exterior dryrot and partial painting that needs to be done. The bids were in the range of \$7,850 to \$11,685. After careful review and discussion there was a motion passed to only deal with the worst dryrot and touch up painting of those areas not to exceed \$2,000. The reason for this is because there is only \$5,205.72 in savings and we simply cannot afford more than this at the present time. It was also discussed that we should plan for a special assessment in the budget for more exterior work to be done next summer. The estimated assessment is likely to be \$450 payable by next Spring.

KNOWN ISSUES IN THE NEXT FIVE YEARS:

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

Exterior Dryrot and Touch Up Painting: \$6,000 to \$7,500.

Pavement Issues: \$10,000 to \$12,000.

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

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

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

Amendment Follow Up (Attic Areas): Beryl Parker & Mary Ann Frisch to sign under notary. The amendment is to be mailed to the property manager after properly signed. The property manager can then file with the county for proper recording. Beryl Parker also signed the necessary reinstatement of articles of incorporation and reinstatement of nonprofit entity, mutual benefit with members.

Next Meeting: Thursday, October 27th, 6:30 PM.

** ADJOURNMENT: 7:45 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker