

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

May 31, 2012

MINUTES

Meeting Location: Recreation Room, 5540—5596 S.W. Murray Blvd. Beaverton 97005
BOARD MEMBERS PRESENT: Beryl Parker, Elizabeth Motteler, Mary Ann Frisch,
Adrienne Masin.

1. **6:45 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS**

2. **MINUTES PROVIDED**

PREVIOUS ANNUAL MEETING: May 26, 2011

LAST BOARD MEETING: April 26, 2012

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

ROOFER DISCUSSION

There was an update from a roofing contractor on what he has found with the attic areas that he has inspected. He had said that it was a mix of some units being worse than others. In the coming years he recommends that all should be replaced with added ventilation to avoid accelerated moisture and dryrot issues in the future. As the funds come in to do entire buildings then this can be coordinated with Board approval in the future.

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 4-30-12)

General Operating Account: \$ 13,886.13

Money Market Account: \$ 1,592.23

Reserve Account, Roofing: \$12,004.43

There was a motion passed to accept the financial reports and budget as presented. Homeowner balances were discussed and this will continue to be evaluated in coming months. One owner account has been turned over to a law firm for collection.

3. **FINANCIAL REPORTS (continued from page one)**
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: \$20,000 or more.
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 Beryl Parker volunteered to tally the votes and proxies.
6. **ELECTION OF DIRECTORS: (Voting on three positions)**
Beryl Parker, Mary Ann Frisch and Sonya Webster were elected. Beryl Parker is elected to a two year term as President, Mary Ann Frisch is elected to a two year term as Treasurer and Sonya Webster is to elected to a one year term as Director.
Other Board Member Terms:
Adrienne Masin, Secretary and Elizabeth Motteler, Director with terms expiring at the annual meeting of 2013.
7. **NEW BUSINESS: (Homeowner Discussion).**
There was brief discussion of some residents with kids left unattended at the pool. A letter should be sent to these owners explaining that children need adult supervision at the pool.

ADJOURNMENT: 7:50 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker