

CAMERON HOUSE H.O.A.

BOARD MEETING

August 29, 2012

MINUTES

Meeting Location: Recreation Room, 5540—5596 S.W. Murray Blvd. Beaverton 97005
Board Members Present: Beryl Parker, Mary Ann Frisch, Sonya Webster, Elizabeth Motteler. Absent: Adrienne Masin Pg. 1 of 2

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

Minutes from last Board Meeting Provided: May 31, 2012.

Motion was passed accepting the minutes provided for reference.

2. REVIEW OF AVAILABLE FUNDS:

Current Funds Available as of bank reconciliations (7-31-12):

\$19,576.78 General Operating Account

\$ 1,592.35 Money Market Account

\$21,960.15 Roof Reserve Account

Review of Homeowner Balances: The owner balances were provided for Board review. There was open discussion of two homeowners who are severely delinquent. The property manager is to mail out collection warning letters to the two homeowners.

3. OLD & NEW BUSINESS

Discussion of Current Roofing & Exterior Dryrot Situation.

There was open discussion of the roofing and dryrot work that has been completed. There was a motion passed to refund the \$3,000 assessment received from the owner of 5596 who is planning to have a different contractor replace her separate roofing area after attaining prior approval from the Board.

Discussion of Board Member Requirements.

There was a brief discussion of issues to be aware of with being a board member. It is important to stay current with the monthly dues that are required to be paid and also to cooperate with all the policies of the HOA.

KNOWN ISSUES IN THE NEXT FIVE YEARS:

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

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

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

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

Exterior Painting: \$20,000 or more.

Roofing of Clubhouse & Carports: Unknown

4. HOMEOWNER REQUESTS IF ANY

There was discussion of the need for gutter and downspout cleaning in the next couple of months and some of the gutter guards need replacing.

ADJOURNMENT: 7:52 PM

**Respectfully Submitted,
Tim Benintendi
Property Manager, Broker**