

Columbia Point Condominiums Homeowner's Association

MINUTES

May 17, 2012

BOARD MEETING

Meeting Location: 233 N. Hayden Bay Drive, Portland OR 97217

Board Members Present: Ellen Seminara, Julie Wright, Jeff Warila, Lou Olson, Kim Knapp

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1. **6:30 PM: OPENING OF MEETING:**

OPEN FORUM: There was lengthy discussion of exterior work to be done with trim, siding, window frames and flashing around windows. Two contractors explained the general scope of the necessary work to be done. There was a time for questions and answers. More cost information will need to be put together before the work can proceed.

The minutes were provided from the last board meeting. There was a motion passed to accept the minutes of the meeting held on April 19, 2012 with a minor correction.

2. **FINANCIAL REPORTING AND REVIEW:**

REPORTS OF OFFICERS AND PROPERTY MANAGER

Treasurer Report:

Lou Olson gave a brief update on the finances and reported the following balances:

Current Funds Available as of 4-30-12:

\$ 41,694.24	General Operating Account
\$ 210,628.27	Reserve Money Market Account
\$ 17,762.53	Reserve Money Market Account
\$ 40,705.26	Construction Defect Account (Reserve)

Report from Property Manager:

Past Due Assessments With Interest:

A report was provided to the Board of the delinquent accounts for those homeowners with the past due construction assessment balances and those delinquent with the regular dues. Some are making extra payments and others are being dealt with by the law firm.

Operating Budget:

The property manager also pointed out some minor adjustments to the operating budget as discussed at the last Board meeting.

3. **COMMITTEES:**

There were no official committee reports but there was discussion of landscape issues with tree pruning and smaller projects coming up.

4. **UNFINISHED BUSINESS AND NEW BUSINESS:**

There was brief mention by Ellen Seminara of the key card disbursement for access to the indoor pool of Columbia Point West. This will be occurring in June.

5. Next Board Meeting, Thursday, June 21st, 2012, 6:30 PM.

** ADJOURNMENT: 8:40 PM

Respectfully Submitted,

Tim Benintendi

Affinity Group Inc.

Property Manager, Broker