

Columbia Point Condominiums
Homeowner's Association
MINUTES

June 8, 2011

SPECIAL BOARD MEETING

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

Board Members Present: Mike Bandy, Dean Irvin, Julie Wright, Ellen Seminora, Jeff Warila

1. **6:35 PM: Opening of Meeting:**

There was a time of discussion concerning two pending invoices from A & H Builders Inc. (Mike Albrecht) in the amounts of \$5,700 and \$500. Board members reviewed the issues with the pending invoices prior to the contractor arriving for discussion at 7 PM. There was a motion passed to proceed with payment of the \$500 invoice for repairing entry soffits after post removal. The larger invoice of \$5,700 will stay on hold until the Board is satisfied that the necessary work is completed.

Dean Irvin provided a punch list type report concerning discrepancies and deficiencies with various aspects of the contractor work. He also provided photos of each area with the noted deficiencies. There was consensus to reimburse Dean Irvin for the photography cost.

7:00 PM: Michael Albrecht, A & H Builders Inc.:

The contractor, Michael Albrecht arrived at 7:00 PM as he was invited to attend the meeting and discuss concerns with the list of issues. After lengthy discussion the contractor agreed to come back on his own time and look at each deficiency listed and possibly respond with the necessary repairs and a report by email. The board is willing to evaluate his response further at that point.

2. **Miscellaneous Other Issues:**

There were a couple of other issues briefly discussed:

The irrigation system needs repair and improvement and the property manager is to contact an irrigation specialist to evaluate and provide a proposal.

There was brief discussion of patio violation concerns. The property manager is to call and/or write letters to those residents not in compliance as necessary.

3. **Next Board Meeting:** Thursday, July 14, 2011, 6:30 PM.

**** ADJOURNMENT: 8:12 PM**

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker