

Columbia Point Condominiums

Homeowner's Association

MINUTES

July 14, 2011

BOARD MEETING

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

Board Members Present: Mike Bandy, Dean Irvin, Julie Wright. Absent: Ellen Seminara, Jeff Warila

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

Minutes provided from last two Board Meetings: May 19, June 8, 2011

There was a board motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING AND REVIEW:**

REPORT OF TREASURER: There was brief discussion by Dean Irvin, Treasurer of the financial reporting with the following account balances:

Financial Reporting

Current Funds Available as of 6-30-11:

\$ 27,296.96 General Operating Account

\$ 210,737.09 Reserve Money Market Account

\$ 42,213.30 Construction Defect Account (Reserve)

Homeowner Directory also provided with current balances.

3. **OPEN FORUM:**

Minutes Content: There was discussion of the minutes being provided. A homeowner felt that the minutes provided may be too descriptive. This was suggested as a possible issue for the Board to review with legal counsel to make sure that they were acceptable. The main issue is whether or not the amount of information provided is too detailed or acceptable.

Entryway Sign: There was brief discussion of the entry way sign as not being very helpful and could be improved with a general map of the layout for the buildings.

Roof Vents: There was discussion of a recent vent leak issue that was turned over to Carlson Roofing. The property manager is to write a letter on the issue to MSR Services letting them know that there may be an issue with the metal vents that were installed with the new roofing. He is also to call Carlson Roofing and discuss further with them as well.

4. **REPORTS OF OFFICERS/ BOARD MEMBERS / COMMITTEES:**

There were no separate formal reports from board members provided at this time.

There was brief discussion of the need to have an active social committee to bring residents together outside of Board meetings. There was also a request for a volunteer to be a representative with HINOON on behalf of Columbia Point. This would give Columbia Point more of a voice on issues with the island. Any volunteers would be appreciated.

LANDSCAPE COMMITTEE:

Margo (Landscape Chair) provided an update on several issues:

Buildings C and E are completed with the recent improvement projects as B and D are to be done next. There is possible crane fly spreading in the lawn areas and this will need repair and treatment. It was also suggested that river rock be added along walkways for any wash out, erosion issues. There was general discussion that we will be evaluating the landscape improvement budget and expenses thus far by the time of the next board meeting.

5. **UNFINISHED BUSINESS AND NEW BUSINESS:**

Gutter & Downspout Cleaning Companies Contacted for Proposals:

Three different contractors have been contacted by the property manager to provide proposals.

Drainage Contractor: A drainage contractor has been contacted by the property manager for a proposal concerning patio drains and downspout drains.

Garbage Company Comparison:

There was brief discussion of considering a change of garbage company services from Waste Management to Trashco at the end of the current contract. There could be significant savings of approximately \$400 to \$500 monthly.

Irrigation Update:

There was a brief update concerning the necessary repairs to the sprinkler system. There was a motion passed to proceed with the proposal from Clemmens Irrigation.

Power Washing:

There was general discussion of the need to clean most cement areas of the property. Initial bids are higher than expected and the consensus is to continue gathering estimates and information so that a final decision can be made. Once the power washing is done then restriping and numbering the parking areas would follow.

Tree Project:

The large trees with the disruptive tree roots along the sidewalk in the main parking lot area are to be removed in the Fall and be replaced with more appropriate trees.

5. Next Board Meeting, Thursday, August 25, 2011, 6:30 PM.

**** ADJOURNMENT: 7:50 PM**

Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker