

# *Columbia Point Condominiums*

## *Homeowner's Association*

# **MINUTES**

January 17, 2013

### **BOARD MEETING**

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

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

Absent: Deb Papadopolous.

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

**OPEN FORUM:** The initial discussion was in relation to possible steps that can be taken to reduce car break ins and crime in general at Columbia Point. Sarah Hussein of the City of Portland spoke briefly of things that we can do to help with better lighting, landscape changes, fencing in some areas and a security gate at the entrance. After Sarah had left we also briefly discussed issues with the necessary clean up of the dumpster area and the need to consider chimney cleaning this year. Dryer vent cleaning is to be done some time in February

2. **FINANCIAL REPORTING AND REVIEW:**  
**REPORTS OF OFFICERS AND PROPERTY MANAGER**

There was a general update provided by the Treasurer and the account balances as listed below:

**Financial Reporting**

*Current Funds Available as of 12-31-12:*

\$ 37,237.28	General Operating Account
\$ 127,447.75	Reserve Money Market Account
\$ 53,318.77	Reserve Money Market Account
\$ 32,506.94	Construction Defect Account (Reserve)

**Property Manager Report:**

**Owner Balances:** *There are five larger delinquent accounts that have been turned over to the Law Firm for collection. There are two recent delinquencies that were also issued warning letters.*

3. **COMMITTEES:**

**Finance Committee:** There was brief discussion that the budget for 2013 will be finalized prior to the annual meeting.

**Landscape Committee:** Kim Knapp briefly explained a proposal for spring planting in some areas and the consensus was to proceed.

**Lighting:** Jeff Warila explained that several outside lights are in need of repair or replacement and he has been in contact with a contractor for this. There was consensus to proceed with what needed to be done up to \$1,600.

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

**Exterior Issues and Projects:**

**Dryer Vent Cleaning:** It was briefly discussed that this is to be done in February with the date to be announced.

**Exterior Work:** Ellen briefly discussed the exterior dryrot that will need to be addressed this year. This included siding related to the interior pool walls, Bldg. C—one wall, Bldg. E—parking lot side, several window frames.

5. Next Meeting: Annual Business Meeting, February 21<sup>st</sup>, 6:30 PM.

6. **\*\* ADJOURNMENT: 8:15 PM**

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