

Columbia Point Condominiums

Homeowner's Association

MINUTES

October 17, 2013

BOARD MEETING

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

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

Pg. 1 of 2

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

OPEN FORUM: There was brief discussion of the crime level being less this summer. There was a motion passed to appoint Mike Bandy to fill the remaining term of Deb Popadopolous until the annual meeting of 2015..

Minutes / Last Meeting:

There was a motion passed to accept the minutes of September 19, 2013.

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 9-30-13:

\$ 72,562.04	General Operating Account
\$ 53,378.52	Reserve Money Market Account
\$ 91,384.34	Reserve Money Market Account

Owner Balances:

There are three larger delinquent accounts that are under the control of the Law Firm. There is one account that paid in full of nearly \$10,000 since the last meeting plus legal fees. There is one larger delinquency that is paying \$600 per month and one new delinquency that is to receive a legal warning letter prior to being turned over to the law firm.

3. **COMMITTEES:**

Finance Committee: There was no new updating from the finance committee at this time.

Landscape Committee: There was brief discussion of work along the bank which is involving extra man hours.

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

Project Updates:

There was brief mention that it may be worthwhile to update the rules for the HOA as it appears that the last time it was done was in 2008.

Insurance: There was discussion by Ellen that the basic insurance cost is to be about \$13,000 less with a new provider. There was a motion passed to proceed with the new policy.

UNFINISHED BUSINESS AND NEW BUSINESS: (continued from page one)

Chimney Inspections: Follow Up – The property manager reported that with the recent inspection it was revealed that 11 units need to have cleaning done. Letters are to go out from Property Manager to those owners concerning the cleaning requirements. There is to be a \$50 monthly fine for those owners that do not comply with the necessary cleaning.

Garbage Co. Contract: There was discussion of the proposal from Arrow Sanitation which is a much lower monthly cost. The property manager is to verify with the current provider, Waste Management what the time requirement is to close out their services.

5. Next Meeting: November 21st, Thursday, 6:30 PM.

ADJOURNMENT: 7:45 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker