

***Columbia Point Condominiums  
Homeowner's Association***

***MINUTES***

March 21, 2013

**ANNUAL BUSINESS MEETING**

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

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1. **7:00 PM: OPENING OF MEETING:**  
**Calling of Roll or Sign In: Each Homeowner to Sign In. Board Members Present** were Ellen Seminara--President, Lou Olson--Treasurer, Deb Papadopolous—Secretary, Jeff Warila—Director, Kim Knapp—Director.  
**Certifying of Proxies: Teller's Committee Assignment of 2 Bd. Members.** Lou Olson and Kim Knapp volunteered for the Teller's Committee.  
**Proof of Notice of Meeting: A copy of the letter announcing the Annual Business Meeting was provided as documentation for the record.**  
**The Minutes from the prior Annual Business Meeting, February 16, 2012 were provided for reference. *There was a motion passed to accept the minutes as written and to not read the minutes aloud.***
  
2. **FINANCIAL REPORTING AND REVIEW:**  
**REPORTS OF TREASURER AND PROPERTY MANAGER**  
There was brief introduction of current Board members and discussion of the need for more volunteers to serve as committee members and Board members. Tim Benintendi, property manager went over the main points of the agenda, financial reports and explained the content of the packets provided. The following reports and account balance information was provided as follows:
  - Income and Expense Statement (2012).
  - Actual Vs. Proposed Expenses (2012).
  - Operating Budget for Current Year (2013).***Funds Available as of bank reconciliations (12-31-12)***
  - \$ 37,237.28 General Operating Account
  - \$ 53,318.77 Reserve Account
  - \$ 127,447.75 Reserve Account
  - \$ 32,506.94 Construction Reserve Account***Current Funds Available as of bank reconciliations (2-28-13)***
  - \$ 54,601.70 General Operating Account
  - \$ 53,331.59 Reserve Account
  - \$ 131,920.20 Reserve Account
  - \$ 32,509.56 Construction Reserve Account**There was a motion passed to accept the financial reports as presented.**

3. **REPORTS OF OFFICERS & COMMITTEES:**

There was general discussion of the many projects completed in the past year and a few under consideration for this year. There was discussion of a small portion of the exterior painting and siding work to be done. There was discussion of the flood insurance and the transition to a different company. This may not occur until October of this year. There was also discussion of whether to have a written tow policy. Further discussion is needed before developing a written policy.

4. **ELECTION OF DIRECTORS / VOTING:**

**TELLER'S COMMITTEE—Tally of Ballots and Proxies.** The teller's committee will need to be assigned.

**Ellen Seminara—President** was elected to a two year term until 2015.

**Deb Papadopolous – Secretary** was elected to a two year term until 2015.

**Jeff Warila—Director** was elected to a two year term until 2015.

**Lou Olson—Treasurer** has a term that is ending at the annual meeting of 2014.

**Kim Knapp—Director** has a term that is ending at the annual meeting of 2014.

5. **UNFINISHED BUSINESS & NEW BUSINESS:**

**Next Board Meeting: Thursday, April 18, 2013, 7:00 PM.**

**\*\* ADJOURNMENT: 8:15 PM**

**Respetfully Submitted,  
Tim Benintendi  
Affinity Group Inc.  
Property Manager, Broker**