

Columbia Point Condominiums

Homeowner's Association

MINUTES

June 20, 2013

BOARD MEETING

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

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

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

OPEN FORUM: Homeowner Issues

There was open discussion of the Recreation Center of Columbia Point West and the easement. Columbia Point residents have been denied access to use the facility and Columbia Point has hired a lawyer to pursue the matter at this time.

There was also discussion of the possibility of withholding services for owners who do not pay their dues. This would involve cable TV, use of the pool and other services.

There was also a motion passed to accept the minutes of May 16th.

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 5-30-13:

\$ 67,271.28	General Operating Account
\$ 53,351.76	Reserve Money Market Account
\$ 99,829.92	Reserve Money Market Account
\$ 16,940.13	Construction Defect Account (Reserve)

Property Manager Report:

Owner Balances: There are five larger delinquent accounts turned over to the Law Firm .

3. **COMMITTEES:**

Optional at discretion of committee members.

Finance Committee: Lou Olson talked briefly and mentioned that we are on track with our cash flow and being careful about our reserves while getting the current projects done.

Landscape Committee: Kim Knapp talked briefly and the general discussion was that we would like to see more trimming, pruning of dead limbs and clean up done consistently.

Road Association: There was brief discussion by Lou that the curbs and speed bumps are to be painted and possibly more speed limit signs added along the main roadway.

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

Project Updates:

There was open discussion that the pool is very clean and being well maintained.

There was also brief discussion of the invoice from Clemmens Irrigation and the need to know exactly what to deduct for the incomplete work that was done.

Next Meeting: July 18th, 6:30 PM.

5. **** ADJOURNMENT: 7:46 PM**

Respectfully Submitted,

Tim Benintendi

Property Manager, Broker

Affinity Group Inc.