

Columbia Point Condominiums

Homeowner's Association

MINUTES

August 15, 2013

BOARD MEETING

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

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

1. **7:20 PM: OPENING OF MEETING:**

OPEN FORUM: There were no homeowner issues brought up for discussion.

Minutes / Last Meeting:

There was a motion passed to accept the June 20, 2013 minutes as presented.

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 7-31-13:

\$ 65,563.12	General Operating Account
\$ 53,365.14	Reserve Money Market Account
\$ 94,983.72	Reserve Money Market Account
\$.12	Construction Defect Account (Reserve)

Owner Balances: *There are three larger delinquent accounts turned over to the Law Firm and several smaller balances past due with two additional owners receiving warning letters.*

3. **COMMITTEES:**

Optional at discretion of committee members.

Finance Committee: There was brief comment that we are concluding several projects that will affect our budgeting for next year as we make adjustments.

Landscape Committee: Kim Knapp talked about improvements. There are to be up to 6 phases through summer of 2014 and we will need to put into the budget for next year.

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

Project Updates:

Siding: The siding repairs for this summer are complete.

Painting: The painting projects are nearly done for this year.

Chimney Inspection: There was a motion passed for Oregon Chimney to do the inspection of the chimneys. This will require interior access to each unit as it cannot be done from the outside with the current type of flues. The work should be scheduled for some time in September.

Garbage Co. Discussion: There is a proposal from a new garbage company provider (Arrow) but the Board will need to review the details of their agreement before any decision can be made either way.

5. **Next Meeting: September 19th, 6:30.**

6. **** ADJOURNMENT: 8:00 PM**

Respectfully Submitted,

Tim Benintendi

Affinity Group Inc.

Property Manager, Broker