

# *Columbia Point Condominiums*

## *Homeowner's Association*

# **MINUTES**

January 16, 2014

### **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. **7:15 PM: OPENING OF MEETING:**

**OPEN FORUM:** Homeowner Issues. The issue of skylights was mentioned by a homeowner but it was agreed to be discussed later in the meeting.

**Minutes / Last Meeting:** December 13, 2013. There was a motion passed to accept the minutes of the last meeting 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 12-31-13:*

\$ 51,366.27	General Operating Account
\$ 53,398.70	Reserve Money Market Account
\$ 103,936.96	Reserve Money Market Account

**Owner Balances:**

There are four delinquent accounts (beyond 60 days past due) and three are under the control of the Law Firm. The fourth delinquency is paying \$600 per month.

**Collections:** Ellen reported on the accounts with the law firm that have significant balances. The largest account will likely end up being settled prior to foreclosure. There was an executive session with the lawyer in a teleconference just prior to tonight's board meeting. The lawyer had provided an update for the Board at that time.

3. **COMMITTEES:**

**Finance Committee:**

*New Proposed Budget previously emailed to Board Members. Audit Draft Just came in by email from CPA. To be reviewed by finance committee when there is sufficient time to do so.*

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

**Skylight Issues:** There was open discussion of the process for replacing defective skylights. Lou Olson presented a proposal from a contractor (Olsen Homes) for consideration. There was general consensus that we needed another bid or two. We should also consult with the roofing contractor (Carlson Roofing) that had installed the new roofing a few years ago.

**Several Topics were addressed by Ellen Seminara:**

**Annual Business Meeting:** There was general discussion of several topics to address at the annual business meeting.

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

Issues with Legal Pursuit of Col. Pt. West Clubhouse: There was open discussion of the potential cost of a legal pursuit for use of the Columbia Point West Clubhouse. It could be costly and we may not prevail. Columbia Point Homeowners need to understand the risk and the possible cost. All options were discussed, beyond just the possible lawsuit. Among the options discussed were dissolving the easement, ceding the issue and deferring the issue until after we are finished with our recreation room.

Quorum Amendment Consideration: There was open discussion of the possible amendment of the Bylaws to reduce the quorum threshold for the annual meeting. There was a motion passed to present a vote on an amendment limiting the quorum threshold to 35% instead of the current 50%.

Rental Amendment: There was brief discussion of a possible amendment to consider limiting the number of rentals allowed. It was agreed that this might be something to consider for a possible vote at the annual meeting.

Clubhouse Renovation: There was open discussion of the need to renovate and redesign the existing Columbia Point Clubhouse. The first step will be demolition of the interior components so that the space can be redesigned. There was a motion passed to allow up to \$2,000 for the demolition. If it became necessary to exceed \$2,000 then a proposal would need to be provided to the Board for the additional cost.

Flood Insurance: There was discussion of the flood insurance and a process to exempt Bldg. B from the floodplain map.

Front Doors: Mike Bandy discussed his ideas on coming up with a preapproved set of doors that could be allowed for replacement whenever an owner might request this. The type of doors would need to be approved by the Board. There was a motion passed to allow Mike Bandy of the Board to head a committee for this. There was another motion passed to put it to a vote of the homeowners which would require a change to the HOA Rules and Regulations allowing a Board Member to serve on this committee.

Develop Calendar of Routine Annual Maintenance: There was brief mention that it is necessary to set up an annual calendar to follow on routine maintenance issues:

*Identify which months for each issue.*

Roof, Gutter & Downspout Cleaning

Dryer Vent Cleaning

Inspection of Siding & Trim—each year.

Landscaper Walkaround—annually with landscaper and owners.

5. Next Meetings: Annual Meeting: February 20<sup>th</sup>, Thursday, 6:30 PM.  
There was brief discussion that we would try to have food for the annual meeting.

**ADJOURNMENT: 8:20 PM**

Respectfully Submitted,  
Tim Benintendi  
Property Manager, Broker