

# *Columbia Point Condominiums*

## *Homeowner's Association*

# **MINUTES**

October 20, 2016

### **BOARD MEETING**

Meeting Location: Col. Pt. Clubhouse, N. Hayden Bay Drive, Portland OR 97217

Board Members Present: Dan McIntyre, Lou Olson, James Ste De Croix, Julie Parks

Board Members Absent: Geri Johnson

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1. **6:30 PM: OPENING OF MEETING: OPEN FORUM:** Homeowner Issues.

**Insurance Review:** Amanda McMillen of Brown & Brown Insurance Agency gave a comparison of the insurance policies currently in place and what her agency could provide. Following the discussion it was decided that the board should study the information further in executive session and make a decision on how to proceed. A motion should be passed in the next meeting affirming the final decision.

**Minutes, September 15, 2016.**

There was a motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING AND REVIEW:**

**REPORTS OF OFFICERS AND PROPERTY MANAGER**

Lou Olson gave a brief overview of the finances:

Financial Reporting

*Current Funds Available as of 9-30-16:*

\$ 29,126.49	General Operating Account
\$ 153,839.61	Reserve Money Market Account
\$ 167,718.71	Reserve Money Market Account

*Update on Collections (Property Mgr.):*

There is only one delinquent account that is more than two months in arrears and it is in the hands of the law firm.

**Reserve Study Process:** There was brief discussion of the 2017 reserve study.

3. **COMMITTEES:**

**Landscape Committee:** Connie Christianson explained plans for building C. There was a motion passed to allow spending up to \$150 to fill in a bare area of building C and also up to \$50 to restore a dry creek bed area near the driveway and save or replace plants in that area.

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

**Meeting Room Policies for Use:** There was brief discussion of the necessary oversight and reserving of the meeting room. There was a motion passed that Dan would be the initial contact person followed by the property manager. It was also decided that this will need to be mentioned in the next newsletter and make it a constant note in the monthly newsletter so that residents know who to contact for reserving the room.

**Towing Policy:** This issue was briefly discussed and Jake is to email the final policy and rules with the towing agreement.

**UNFINISHED BUSINESS AND NEW BUSINESS:**

**Rental Cap:** Jake explained his initial outline of issues with a possible rental cap. He will refine the outline and email to the board.

**Security Proposal:** Dan mentioned that we do not have a second bid at this time and we will have to wait on having the funds for this.

**Cleaning of Dryer Vents & Chimneys:** Last November a notice was issued to owners saying that it was their individual responsibility and also warning of a \$50 fine for non-compliance. The property manager is to gather estimates for this and have by the time of the next board meeting.

5. Next Meeting: November 17<sup>th</sup>, 6:30 PM

**ADJOURNMENT: 8:02 PM.**

Respectfully Submitted,  
Tim Benintendi  
Affinity Group Inc.  
Property Manager, Broker