

Columbia Point Condominiums

MINUTES

May 18, 2017

BOARD MEETING

Meeting Location: Col. Pt. Clubhouse, 190B, N. Hayden Bay Drive, Portland OR 97217
Board-Present: Dan McIntyre, Lou Olson, Connie Christianson, Julie Parks. Absent: James Ste. De Croix.
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1. **6:30 PM: OPENING OF MEETING: OPEN FORUM:**
There were no new homeowner issues for discussion.

Minutes, April 20, 2017, Annual Business Meeting:

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

2. **FINANCIAL REPORTING AND REVIEW:**
REPORTS OF OFFICERS AND PROPERTY MANAGER

There was a brief financial update from Lou Olson and Tim Benintendi. Dan McIntyre asked that Tim check on what could be done with possible CD's for some of the reserve funds to consider in the coming months. He also asked Tim to look into what is the limit of how much total funds we can have in one bank institution.

Overview of the finances:

Financial Reporting

Current Funds Available as of 4-30-17:

\$ 26,518.96	Operating Account
\$ 154,018.39	Reserve Money Market Account
\$ 201,439.26	Reserve Money Market Account

Update on Collections (Property Mgr.):

There are two delinquent accounts that are more than two months in arrears. One is in collection with the law firm and the other is going to be by next month if payment is not received.

COMMITTEES:

Pool Update: Connie Christianson gave an update on the pool and explained that she had met with Sam from Carefree Pool Service. Kim Knapp and Connie are expected to monitor the daily chemicals. Connie explained that all of those that had submitted their information have been issued key cards or had their old cards reactivated.

Landscape Committee: Connie and Kim gave an update and mentioned that the large pots at the pool entrance have been replanted with new plants. It was also mentioned that the bedding areas would be changed out from barkdust to a blend of sand and soil to reduce the fire risk. Last summer there were several small fires that started in some of the barkdust beds. It was also discussed that the bank pruning would be an ongoing project for the landscaper and that there was a hole to be filled in at building D.

Hi Noon: There was no update concerning Hi Noon as no one was able to attend the last meeting.

4. UNFINISHED BUSINESS AND NEW BUSINESS:

Maintenance Update:

Dan McIntyre gave an update on several issues as listed below:

Insurance: He mentioned that the insurance company is going to reevaluate the whole community of Columbia Point for the cost of rebuilding in case of disaster to make sure that we are adequately insured.

Security Patrol: There was discussion of the possible hiring of a security patrol service at a cost of \$400 per month. The issue was postponed for discussion at a future meeting if it ever becomes necessary.

Power Washer: There was discussion of the need to have a power for the pool and stairwells at a cost of \$288. There was a motion passed to proceed with getting the power washer.

Ladder: There was also discussion of the need to have a 45 foot ladder at a cost of \$285. There was a motion passed to proceed with getting the ladder.

Light Sensors: There was an update that two of the light sensors were recently changed and another one to be done soon. These are lights are along the path and common area lighting.

Moorage Light: Lou Olson mentioned that the moorage light is now working.

Smoking Requirements Letter: Dan explained the content of a letter to a homeowner concerning smoking and how it is affecting another homeowner. The board members present signed the letter to be issued to the homeowner.

Paint Railing: It was discussed that we will be looking into having the railings painted if we can stay within the designated amount of \$6,200.

Architectural Review Form: It was requested that the property manager put the form on the web page for the HOA.

Mailbox Lock Change Option: This was discussed as an option for homeowners that would like to have their mailbox lock changed. The cost would be \$20 and a form is to be mailed to homeowners with the next monthly mailing.

Rental Cap: This issue was tabled for discussion in future meetings.

5. Next Meeting: Thursday, June 15th, 6:30 PM.

ADJOURNMENT: 7:35 PM.

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