

Draft Meeting Minutes
Woolsey Corner Annual Meeting
4475 N. Trenton St., Portland, OR
February 17, 2015

Location: Common Room, Woolsey Corner

Present: Katie Steinhauer, President, Marian Pierce, Secretary, John Brawand, Treasurer, Rebecca Stuebe, Alice Forsythe, Erika Huston, Kelly Power Absent: Jason Uland

Others Present: Tim Benintendi, Association manager, Scott Forsythe, Tony Wittinger

Meeting called to order at 7:09 pm.

There was a motion to accept the annual meeting minutes from last year. The motion was passed. Tim noted that Woolsey Corner now has a web page. It is at: http://www.affinitygrouporegon.com/html/woolsey_corner_condominiums.php All of the meeting minutes are posted on the page. He is not charging us for the first year of this service.

Agenda Topic: The 2015 budget. Tim brought packet with our 2014 budget, and our proposed 2015 budget. The budget figures Francine Martin compiled, and that we discussed at the last meeting, were incorrect. When Tim sat down with his bookkeeper and they plugged the numbers in, they found we had a negative cash flow of \$852 on the 2015 budget.

We went through each line item on the 2015 budget. Tim said that a HOA dues increase of an average of \$9 per unit would cover the expenses.

Action/Decision: We passed the new budget. Tim will figure out what increase each owner will be paying based on unit size and send that information to us. He will email the final budget with the rates for each unit.

The increase will be retroactive to January 1, 2015, except for unit 202. The owner, Kelly Power, closed the sale on this unit recently, and will only pay retroactive dues from the date the sale closed. Owners can spread the back payment over several months, if needed.

Agenda topic Tim brought figures showing we spent less last year than our budget allotted for. The extra money (almost \$1400) has gone into our operating account

Topic: Tim pointed out that we did not have the 2014 maintenance done that was recommended in our reserve study. The maintenance is:

Exterior bldg. components: window trellises and Gable Fans Sealer, at a cost of \$1,200.

Paint and coatings: Wood fencing-sealer, at a cost of \$300.

Maintenance Painting, Exterior, at a cost of \$2,000.

Send

We decided that we'd like to have that done. Tim will get some contractor bids for this work, send them to us, and then we'll have to arrange a meeting to discuss and approve.

Annual Meeting

Roll call certification. Tim confirmed that a quorum of owners was present in person.

Since Katie Steinhauer is selling her unit and can't be chair any longer. Katie discussed the work she has been doing, and Erika Huston volunteered to take her place.

New officers: Erika Huston, President, Marian Pierce, secretary, John Brawand, treasurer.

Topic: Need to find new landscaper. Marian volunteered to look for a new landscaper, Once we have bids, we need to meet and approve a contract.

Other topics: Tim asked if any other exterior work needed to be done on the building. Becca and Scott mentioned the wrought iron needs to be power washed. Alice wanted to discuss the side yard, but we will have a separate meeting for that, probably in early April.

MEETING ADJOURNED AT 7:45 PM

Minutes prepared by Marian Pierce