

Columbia Point Condominiums

Homeowner's Association

MINUTES

April 17, 2014

BOARD MEETING

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

Board Member Roster: Ellen Seminara, Jeff Warila, Lou Olson, Kim Knapp, Mike Bandy

6:32 PM: OPENING OF MEETING:

OPEN FORUM: Homeowner Issues. There were no specific issues mentioned in open forum.

Minutes: March 20, 2014. There was a motion passed to accept the minutes as presented.

1. FINANCIAL REPORTING AND REVIEW:

REPORTS OF OFFICERS AND PROPERTY MANAGER

Lou Olsen reported briefly on the financial statements and account balances.

Financial Reporting

Current Funds Available as of 3-31-14:

\$ 49,620.29	General Operating Account
\$ 53,418.45	Reserve Money Market Account
\$ 117,300.34	Reserve Money Market Account

Update on Collections (by the property manager):

There is one new delinquent account (beyond 60 days past due) being issued a new warning letter and two prior delinquencies are under the control of the Law Firm.

2. COMMITTEES:

Finance Committee:

There was a motion passed to spend up to \$2,500 with a law firm (Vial Fotheringham) to submit the documents necessary for FHA certification for the HOA.

Landscape Committee:

There was a discussion of the current landscape deficiencies and the need for a replacement. There was a motion passed to proceed with a new landscaper and that the property manager contact the current landscaper concerning termination of his agreement and to follow up with a termination letter.

3. UNFINISHED BUSINESS AND NEW BUSINESS:

There was open discussion of several issues:

Newsletter: It was agreed to put several things into the next newsletter as follows:

There was a motion passed to provide the skylight information in the next mailing concerning the approved vendor, Bliss Roofing.

Landlord Requirement were also discussed as something to put into the newsletter.

Announcement of the pool opening for Memorial Weekend to put into the newsletter.

There was also discussion of the need to have the current rules available online. The property manager will need to create the documents again from scratch if no one has it in "Word". At that point any revisions can be made and then posted on the web page for Columbia Point.

4. Next Meeting: May 15th, Thursday, 6:30 PM.

ADJOURNMENT: 7:28 PM

Respectfully Submitted,

Tim Benintendi, Property Manager,