

Board Meeting - 17 August 2015

Call to Order – 6:35PM

Approved minutes from 13 July 2015 meeting

Approved July financials

Cdars renew for 4 weeks - giving us time to look for a better option

It was decided to send people to collections when their account is in arrears over 90 days. We will need to publish a policy

Website - Bios --- names, positions, member since ? - current term expiration. Board members will need to provide the data.

We would like to have a representative from each Building – not necessarily a Board member, but a person that would definitely come to the meetings.

On the website - list the people that are reps for the buildings – leave blank until filled (owner / renter – just resident requirement).

Clackamas County Pool Regulations - test pool every 4 hours when open. test spa every two hours when open. Check into the automatic tester/logger. If not, get volunteer until next year.

Leak in spa. May have to close the spa this winter until it can be fixed in the Spring.

Behavioral actions - insulting, steering car towards people, etc. Please report all instances to CAP and log/report – call police if necessary. Need to add to website to ensure all residents are aware.

May hold off on key distribution until Spring. Getting the packets out is the critical issue.

Maintenance issues with entire complex. As with many condos built during this time, the siding and gypsum board underneath need to be replaced. Structurally, we need to do something now - before it gets worse. Rob from Alliance created a scope of work regarding the for the project based on re-siding the entire complex. We have a few options – re-side the entire complex. We talked about one building at a time, all at once, or doing a smaller version of the project by doing a targeted repair. This will be less work (not all siding) and widows/doors.

Re-siding the entire complex was going to increase HOA fees by approximately \$300/mo per unit. The targeted repair version will be less, but we don't know how much that will be, and won't until we are well into the project.

For the targeted version, we are going to need further investigation into how big the problem really is and solicit bids from multiple competitors. The preferred method will be to get the entire project done at once (over a few months time) - rather than phasing it.

At this point, we will request that Rob look at the testing/process for doing the targeted repair - but the

doing the entire project at one time.

His analysis will include:

- Determining scope of repairs
- Determining priority of repairs
- Bid package / contracting

We would likely finance the project with a construction line of credit that converts to loan after the last repair is complete

Jim moved to hire Rob (Alliance) to perform invasive testing, write the scope of repairs, prioritize building repairs, and solicit competitive bids from at least 3 contractors. The cost will not exceed 42k, which includes assistance contractor to assist with the work. This process will likely be done in Dec-Feb timeframe - which will still allow for a summer start on the work. Motion passes. (5 yays / 0 nays)

We moved to have the have future collections processed through VF. One time set up fee of \$250. Motion passed. (5-0)

Adjourned at 7:45PM