

# Collins Lake Resort – A Condominium

## Homeowner's Association

### HOMEOWNERS ANNUAL MEETING

Held on Saturday, January 24, 2009 @ 4:00 PM

*Approved on March 18, 2009*

#### Attendance:

##### **Board Members:**

MaryJean Williams  
Burke Rice  
Ronnie Wilson  
Chris Jones  
Rhonda Elledge

#### **Recording Secretary:**

Chris Jones

#### Mt Hood Management:

Brett Fischer  
Pat Haffey

#### **Guests:**

Pete Viteznik – Atty  
Eric Bruun – L & B Construction

Owners represented: approximately 30

#### **BURKE RICE, BOD President**

- Burke called meeting to order
- Intro of Board Members,
- Intro of Mt Hood Management staff
- Intro of Attorney, Pete Viteznik
- Intro of Bruun Construction

#### **ELECTION**

- MaryJean is not going to run again (due to family reasons & teaching)
- Rhonda – taking interim position – will run again
- Looking for another person (see attached ballot)

#### **PETE VITEZNIK, Attorney**

- **Construction Defect Case – Litigation overview**
  - Status of Case – trying to settle
  - The BOD has given a \$ amt to Pete
  - Slow process
  - BOD can settle without vote but we will still get an HOA vote
  - Court system does not want this matter to get to court
  - Federal Judge has stepped in to mediate further
  - Court case will start suite
  - Everyone has put in money except Hanna and his group
  - Pre-trial work will increase federal mediation in Eugene, OR – March 4,5,6
  - Deposition will increase
- **Questions:**
  - Bankruptcy of Construction and Insurance companies
  - Last minute settlement & vote
  - Mediator still working

- Attorney Fees?
- Court Costs?
- What do we do about leaks?
- Has this winter's damage helped the case?
- Community pricing for materials?
- Public fix bid is well in excess of 20 Million

### Management Report

- **Property Manager – Brett Fischer**
  - Good to be back as manager and a homeowner also
- **Roof**
  - Weather very cold last 2-3 weeks
  - 3 Sprinkler lines, 3 Domestic lines
  - Lots of ice dams
  - If your roof leaks, call Brett or the office immediately
  - So far, problems in 10-12 units
  - 1 ½ to 2 months
  - Pat has been a huge help
  - Roof product helped but there are still problems
- **Water Pipes**
  - Any unit that is found to have frozen pipes should be reported to the management company
  - Suggestion to have an opening to allow heat into the cavity. **This is against the building code – don't do.**
  - Leave heat on at least 60 degrees in unit, and 50-60 degrees when away. If your unit is found to have the heat off, the management company will turn it back on.
- **Railing Damage**
  - If your railing is off, it is being repaired
- **Pools**
  - The heaters that were installed were not good
  - New heaters are on the way
  - Should be installed by 2/22/09
- **Pool / Rhonda**
  - Board approved the replacement of all heaters
  - These will be more effective
  - Upgrade of pool room
  - We looked at Geo Thermal – that subject is not off the table but we ran out of time to keep the place operating
- **Recycling**
  - We have it now but we still need to get the large dumpster style container but that won't be until next month

### FINANCIAL

- **Budget** was better than expected by last year's by \$30K
- **Reserves**
  - We added \$93K to Reserves in 2008
  - It will be \$108K in 2009
  - Total now approximately \$415K
  - Reserve Funds used to purchase Manlift - \$30K
  - Reserve Funds used to purchase new pool heaters \$35K

- **Special Assessment #1**
  - \$245K
  - Has paid for snow removal expense
  - This fund is almost empty
- **Operating Fund** is at \$68K
- **Audit** will be completed by March 1, 2009
- **Past Dues Balance** is approximately \$15K, which is comprised of 4 delinquent accounts
- **Insurance Costs** will be going up
- **New Budget** was passed out (see attached) and reviewed by Burke Rice
- **Dues Increase**
  - \$25 per month
  - Starting March 1, 2009
- **Invoice Format** changed, most like it

#### **BUILDING Q – Ronnie & Eric Bruun**

- Ronnie has been the BOD member overseeing the reconstruction
- Progress is going
- Interior Painting starts Monday, January 26, 2009
- Should be done end of February (Project)
- **Biggest difficulties**
  - Roof and overhang
  - Envelope water proofing (rain screen)
  - Meter overhangs
  - Snow fencing
  - Cold roof system
- Insurance Company paid everything

#### **ELECTION INTRODUCTION**

- **Steve Smith – Management**
  - Construction Management
  - Medical Equipment Manufacturing
- **Tim Bash**
  - Management Consulting Co
  - Has been involved in similar issues
  - Has own excavation and construction co
- **Rhonda Elledge**
  - Current interim BOD member
  - Been involved with pools
  - Rental property owner

**ELECTION RESULTS**

**Steve was elected to the BOD**

**Rhonda was elected to the BOD**

**Tim will help with special projects as needed.**

- **Motion to expand Board to 7 Members, first, second, passed.**
- **Meetings are now 3<sup>rd</sup> Wednesday of each month.**

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