

Collins Lake – Board of Directors Meeting

March 19, 2007

Attendance:

Board Members:

Present

Burke Rice
Ronnie Wilson
MaryJean Williams
Brian Clopton

Not-Present

Chis Jones

Staff:

Present

Rob Hudson

Recording Secretary:

Present

Curt Jutzi

Guest:

Pete V. (Not Present)

Rhonda Elledge

Minutes:

General

- Minutes Approval
 - Dec 2007, Jan 2008 and Feb 2008 minutes **Move** to approve (Mary Jean) and **Approved**. These are currently posted to the WebSite.
 - **Move** to approve the March Minutes from the Home Owners meeting in Collin lake.. **Approved** with changes.

Mt. Hood Mgmt Report:

- Winterization
 - Occasional Leaking still occurring. One identified last week
 - Currently still renting one ManLift (\$2k/mo) – Ronnie and Burke feel this should go back next month, however the ManLifts supplied by Kirk Hanna do not function in the snow. This has presented problems to Mt. Hood Mgmt, and therefore it is expected that they will retain one that can function in the snow until conditions change.
- Billings
 - Bill from the Collections attorneys. Invoice contains all collections outstanding. \$2,177.92 Balance.
 - Collections fees are added into the collections. Therefore when a unit is paid off Attorneys do reimburse HOA for the outstanding Fees. This is not broken out in the bill. Rob stated that this is broken down in the Ledger. **AR: Rob** to bring a summary to show outstanding Legal balances from Collections.
- Collections
 - Michael Booth – Currently has multiple leans

- It was discussed that Units sold with outstanding debt to HOA, if there is no lean against the title, the outstanding unpaid balance should go against their credit.
- Sprinkler Head Leak – pipe that broke in a unit last month – Next Steps
- There is a settlement number for ~40K – work they've done. HOA is responsible for the re-work. **AR: Rob** to collect bids on the job. – floor cover, insulation, millwork, doors carpet and flooring. Rob to pull Chris in on this.
- The way this appears to be working is that the Insurance company will be cut a check to the HOA. Then the HOA would be responsible for paying a contractor to do the work. Rob to get the bids. Mt. Hood will charge 10% management fee for this work.

Communications

- Phone tree
 - There is a phone list being created for emergency communications. MaryJean is creating the list. All interested in participating should contact MaryJean mjwilliams@ccwebster.net

Old Business

- Fire Claim
- No new reports out at this time.
- Re-Design for Burnt Units
- Still Waiting on the wetlands information to understand the implications of managing the load if we extend the roof to cover the deck. There are issues around what we can and can not do, as well as what the current footings can hold.

New Business

- Legacy Propane
 - Burke met w/ Ken @ Legacy. Ken understands he really doesn't have the contract at this point given the change over to the HOA was not done in a way that bound the contract to the HOA.
 - It appears that the Fire Chief will require us to dig out all the tanks and meters.
 - The meter system needs to be seriously re-done due to risks that have been presented (I have not seen the report, nor is one attached.)
 - New meter adaptors proposed by Legacy. Estimates at \$30K to do fit all units. Legacy will pick up this cost and do the work if we will support them with a new contract. Their current term is beyond what the HOA bylaws allow. **AR: Burke** to follow up with Legacy.
 - **AR: Burke:** propane meter Connection analysis. Burke to follow up on alternative bids for these adaptors.

- \$25K bill from Clopton Excavation was submitted to legacy. Legacy returned the snow removal bill from Mt. Hood Mgmt for the costs of snow removal from the meters and tanks after the fire. Brian stated that he believes that Ken from Legacy called Jill and communicated Legacy's position. There is some speculation that the Fire Marshal talked to Legacy and Legacy appears to have asked Mt. Hood Mgmt to remove the snow. Burke thinks there should be some explanation as to why Legacy didn't want to pay this bill. The board needs to understand the events that resulted in these charges.
(Carry over to Next meeting – Unfinished business)

Pool Propane Usage – Rhonda - Special Report

- Cost of Pool
 - We have lost 3 heaters at the pool. This is inconsistent with others who have had the same heating unit. Rhonda would like to start an inquiry into this. Only one of them has been covered by warranty.
 - Propane
 - Cost of Propane for Jan was ~13K for the pool + 1K for the clubhouse. That's \$80/month/unit to fuel the pool..
 - Rhonda is asking for break out of both Pool and Clubhouse. Rob's stating Legacy is inconstant with their readings. This makes it difficult to clearly understand the price / mo.
 - Rhonda would like a breakout by both volume and price so we can track usage.

Action Item List:

Robb Hutson 5/19/08 9:32 AM

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