

The Chalets at Collins Lake Resort®

Homeowner's Association

BOARD OF DIRECTORS MEETING

HELD: Wednesday, February 17, 2010

Approved: April 14, 2010

Attendance:

Board Members:

Chris Jones
Rhonda Elledge
Steve Smith
Mike Kocher
Joe Cory

Recording Secretary:

Rhonda Elledge

Attachments

Meeting Agenda
MHM Mgmt Report
MHM Maintenance Report
Bldg Q financial recap

Mt Hood Management

Brett Fischer
Carter Myers

Guests

Rick Williams
Burke Rice
Ronnie Wilson

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1. **APPROVED JANUARY 20, 2010 BOD Meeting Minutes**
Mike made motion to Approve
Chris Seconded
All Approved
 2. **POSITIONS SET BY BOARD & SIGNATURE CARD CHANGED**
President Chris Jones
Secretary Rhonda Elledge
Treasurer Joe Cory

Mike motioned to Approve
Steve Seconded
All Approved
 3. **TERM OF ELECTED BOARD MEMBERS**
 - 1) Two (2) positions open this year
 - 2) Review of Bylaws during current year to determine positions to come open
 - 3) This year re-elect 2 positions, next year open 3 positions
 - 4) Page 6 of Bylaws – election terms of office the majority of the members must vote to change positions
 - 5) Mike will continue to review positions on the Board Members and will suggest process of election
 - 6) Election positions will be numbered:
 - a. 2, 4, 6 = Even years
 - b. 1, 3, 5 = Odd years

4. **MANAGER'S REPORT – Brett**

- 1) Owners have been making a lot of positive comments regarding the new colors, back decks and lack of leaks!
- 2) January budget is \$1,857 below projected budget.
- 3) Management is doing needed heater maintenance with replacement of sand filters and stocking up on chlorine.
- 4) Building Exterior Lights
 - a. We are replacing the regular flood lights with compact florescent lights which will be more efficient and longer lasting by 3 fold
 - b. Saving approximately \$1,400 per year
- 5) Man Lift
 - a. Records will be reviewed to make sure it has been maintained and is currently safe in accordance with manufacturer's guidelines
- 6) Graveling road during high ice days
 - a. The Management Company is reviewing the costs to have gravel distributed in the entrance and area past the pool house
- 7) Parking in front of garages
 - a. During the night, most people move cars and park in front of garages
 - b. We are now putting stickers and notices on vehicles in violation
 - c. Suggestion: parking stickers
 - d. Discussion: Towing vehicles and other solutions for dealing with illegal parking tabled until next meeting. Brett will compose a suggested policy on how to handle towing vs. ticketing illegally parked cars.
- 8) Inner Association Newsletter
 - a. Possible newsletter which would review Bylaws
 - b. Published 2 times a year
 - c. Also improving tidbits on upcoming summer / winter events – what is happening
- 9) Government Camp Incorporation
 - a. The Chalets are considered 2nd homeowners and don't have a vote
 - b. Government Camp is currently a non-incorporated master plan community – it looked into being a village or hamlet
 - c. Service District – Sewer – what are rules for CPO (Community Planning Org)?
 1. A couple groups – 150 residents form a city to fund itself
 2. Form an opinion and get the information
 3. Brett will give us a list of sponsors for and against the incorporation
 4. Create a special service district
 5. How many lots are in the incorporated area?
 6. How many residents vs. absent owners get votes?

10)Garbage

- a. Bliss will give us additional cardboard, glass, recycling containers
- b. Brett & Mike will present an updated utilization of the recycle center

11)Storage

- a. Brett will look into a place to store electronic files and records from the HOA (ie., management manual, building manual, audits)

5. **CONSTRUCTION REPORT – Ronnie Wilson**

- a. RDH to give us a maintenance manual and a warranty manual within the next month
- b. Roof and Snow Fencing warranties were extended because of efficiency of installation
- c. We are giving Lorentz Bruun a \$150,000 retainage to complete any unfinished construction
- d. We are waiting to get lien releases on the construction and LB will be paid less the retainage of \$150,000
- e. Propane testing – we are waiting for Sunset to give us the actual accounting on each unit, what was done to repair the leaks and the results, of the high pressure kit.

6. **CLACKAMAS COUNTY BANK**

- a. The HOA will be moving its general accounting to CCB for ease of location.
- b. It is fully secured

7. **COMMITTEES**

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|------------------------------|---|
| a. Rules & Bylaws | Mike Kocher, Rick Williams |
| b. Contracts | Chris Jones, Rhonda Elledge |
| c. Security, Pool, Clubhouse | Steve Smith, Rhonda Elledge |
| d. HO Communication | Brett Fischer, Rhonda Elledge |
| e. Budget | Neil King, Burke Rice |
| f. Insurance | Chris Jones, Jeff Caufinberg, Neil King |
| g. Garbage | Mike Kocher, Brett Fischer |
| h. Parking | Chris Jones, Brett Fischer, Steve Smith |

Survey will be put out to collect ideas on committee research

8. **OPEN DISCUSSION**

- a. The Edwards Family had a question about building debris left on the vacant village property.
The Management Company will be burning the debris this week.
- b. Concern by an owner if the Man Lift was purchased by Reserve Funds vs. being an Operating Funded Item.
- c. Discussion about name change to the Chalets at Collins Lake Resort.
Tabled due to objections by Kirk Hanna and alleged Trademark infringement.