

# Collins Lake Resort – A Condominium

Homeowner's Association

## BOARD OF DIRECTORS MEETING

Friday, June 26, 2009

Held at Walsh Construction Office, 7:30-11:30 am

MINUTES APPROVED JULY 22, 2009

**Attendance:**

**Board Members:**

Burke Rice  
Rhonda Elledge  
Steve Smith  
Chris Jones

**Recording Secretary:**

Chris Jones

**Mt Hood Management:**

Brett Fischer

**Guests:**

Pete Viteznik, Attorney  
Mike Kocher, potential BOD Member

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1. **Construction Defect - Financial Update**

**Pete** – Do past minutes reflect all necessary resolutions for action the BOD has taken in connection with all Construction Defect (CD) matters?

To date:

\$16,763,000 Total  
\$ 9,000,000 Still owe

Next week we should get:

\$ 670,000

Pete will update all monies in.

Burke has a reconciliation of the HOA CD monies received which is being passed on from Kilmer Voorhees

Burke reports that the project is short funds given expected costs under current budget.

2. **UNIT 107**

There is an issue about the stripping of furniture and other items

There was not stipulation about the type of furnished

We need to make a decision on the continued ownership. LB would like to take it over but it provides housing for potential managers.

Steve is going to look at the pros and cons within 30 days

**3. CABLE**

Ronnie is looking at how cable is run and if Mt Hood Management is within bylaws.

**4. HOLD HARMLESS**

Pete will get hold harmless signed by Kurt Hanna that any damage caused to Unit 1 (where Hanna is operating his business) that the HOA will take no responsibility.

**5. SOLID WALLS**

We are getting agreement (which is not necessary but good for relationship) to build solid walls for sound reduction.

**6. BUILDING COLORS**

Pete will look at bylaws for what paint is being considered – and does it require a vote and what percentage approval is required for a color change.

If it is feasible the BOD will look at two color options and if necessary, have a vote of the homeowners.

**7. BUILDING Q**

Ronnie reports that all punchlist items have been compiled.

Glycor – all issues are worked out and we will be using – need to confirm Building Q & Lodge

**8. CD CONSTRUCTION**

On schedule – working 7 day weeks with crew up to 250 men

Ronnie will provide management report on progress, including schedules, costs and any significant changes or occurrences.

Roofing issues are resolved.

**9. WELCOME BACK PARTIES FOR OWNERS**

Rhonda – Saturday and Sunday at noon

**10. UNIT HOUSEKEEPING AFTER CONSTRUCTION**

Brett advises that units will not be clean for homeowner's return. Mt Hood Management can provide this service for a charge. Perhaps announce this in Sept. Rhonda and Brett will work together to coordinate.

**11. MANAGER'S REPORT (attachment)**

Pat is leaving MHM

Carter Myers is joining staff – Brett will take on more administrative duties and Carter (who is a carpenter) will focus more on maintenance issues

**12. TAX RETURN**

Burke asked Brett to confirm that tax return was done and sent, and that tax return charge is itemized.

**13. PAST DUE ACCOUNTS**

Unit 146 No money, no employment  
Unit 149 No garnish – put on hold for 4-5 months  
Unit 62 Filed, approximately \$4,500  
Unit 132 Going to file, going through divorce

Our collection attorney looks for all assets to attach  
Brett will provide update on aging, and what is going on with each unit

**14. OWNER'S VISITS**

Mt Hood Management personnel escort every unit owner during visits  
Dick needs to confirm the bonding language

\*See if we can get copy of onsite reports by 3<sup>rd</sup> party

\*Summary of insurance coverages

**15. WRAP POLICY**

Ronnie needs to confirm all subs are on contract and Fireman's Fund not get them on if he can't – why not?

**16. UNIT ACCESS**

Dick needs to write letter to LB regarding entering units; shoes off, storing equipment, leaving units open, etc.

**17. MIKE KOCHER – Potential BOD Member (see attached profile)**

Very familiar with Mt Hood  
Been in telephone industry  
Lives in Scappoose, active on school board  
Experience, involvement with construction industry  
Ability to listen, ability to complete projects

Mike Kocher approved to sit as interim seat until January 2010 Annual Meeting  
Rhonda motioned, Chris seconded, passed by all.