

# Collins Lake Resort – A Condominium

Homeowner's Association

## BOARD OF DIRECTORS MEETING

Wednesday, October 21, 2009

APPROVED: Wednesday, November 18, 2009

### Attendance:

#### **Board Members:**

Burke Rice  
Rhonda Elledge  
Steve Smith  
Mike Kocher  
Chris Jones

### Recording Secretary:

Chris Jones

### Mt Hood Management:

Brett Fischer

### Guests:

Mark Bruun                  Eric Sanders  
Ronnie Wilson              Eric Bruun

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1. **MT HOOD MANAGEMENT REPORT (Attached)**
  2. **GAS LEAKS – Units 116, 117, 11823**  
Legacy gas is involved and is finding the leak. Ronnie has been asked to keep on this situation.
  3. **FORECLOSURE – Unit 12** is going to foreclose
  4. **FINANCIAL**  
Due to the dire low general fund level, BOD voted to return dues to past full level of \$370 per month per unit, effective 12/1/09.  
Proposed by Burke  
Seconded by Steve  
All approved
  5. **DELINQUENCY REPORT**  
Report date is wrong – it should be 10/19/09
  6. **FURNACE FILTERS**  
Purchase and install filters in units.
  7. **SNOW REMOVAL**  
The current plan is okay but a few flow zones need to be addressed.
  8. **BUILDING Q**
    - We have not received the final billing
    - Some lien issues which need resolving
    - Owners will be allowed back in on Saturday, November 21, 2009 without check-in at 8:00 am.
    - Lorentz Bruun is finalizing the construction punchlist

9. **RDH**
  - Some prior RDH billing issues need to be resolved
  - Dave is very impressed with the pace of repair and quality of work
  - Dave and Ronnie need to review change orders
  
10. **HOA AGENDA (Attached)** – go over/review
  
11. **MOVE-IN PROCEDURES**
  - 3 days – Saturday, Sunday, Monday
  - LB, Ronnie and Management Co. will walk unit prior to move-in dates
  - Move-in days – each person gets 30 min, 4 people, approx 40-50 units per day starting at 8:00 am
  - Coffee and Doughnuts
  - Perhaps an evening social (not a party)
  - LB will give a take-home agenda
  
12. **UTILITIES**
  - Heating units are being re-pressure checked in all units
  - All furnaces have been fired
  - Fireplaces have been checked
  - LB has set furnaces and garages at 50 and have left fireplace pilot light on
  - Utility vendors are on notice that move-in is on for November 20<sup>th</sup> and they might get extra calls.
  - Unit 107 has been rented to LB and all utilities have been turned over
  
13. **PROPERTY CONSTRUCTION LIENS**
  - Mark Bruun is bonding the liens so they can be removed. If not bonded we will take the amount of lien of the payment draw.
  
14. **OWNER DELINQUENCIES**
  - Recap of the owners who are delinquent
  - If foreclosure occurs, the HOA must maintain heat
  
15. **NEW ITEM**
  - Parking signs