

## Management Report for Collins Lake Resort, A Condominium

April 2010

The month of April brought us the most snow we've seen since November!

### **Overview of the month's operations:**

Despite the large amount of spring snow the resort was fairly quiet this month, which is typical for this time of year. Due to the large amount of snowfall in April we did have some hand snow removal to do around the facilities but it generally melted pretty quickly. We have really started to gear up for spring and summer.

We continue to do everything possible in working with our collections attorney to collect delinquent HOA dues. We are seeing the effects of the current economy and the resort has experienced a number of foreclosures which are affecting our receivables. Management is currently running reports and gathering information going back to 2008 to determine the effectiveness of our collection agency and also to determine money spent vs. money received. Management will issue a detailed report to the Board of Directors at next month's meeting to determine collection policies moving forward.

MHM continues to enforce the resort's policies and make sure owner's concerns are addressed.

### **With this month's income statement there are a few line items to note:**

As referenced in last month's report we had a payment for \$4,800 which should have been recorded in 2009 but showed up on the March 2010 income statement. Since that was actually a 2009 cost, we have corrected this year's income statements to no longer show that payment. It will be adjusted by the CPA and reflected in the 2009 audit. This was due to an error by the snow removal company and was never billed but per our contract, should have been.

For the month of April we are under budgeted expenses by (\$2,082) and YTD we are under budgeted expenses by (\$9,578). Our common electricity usage continues to decrease as expected and we still believe over the summer months it will continue to lower to be in line with our yearly budget predictions. Since we are out of the freezing temps we have shut off all the cadet heaters in the dog houses at the end of the buildings. We are in the process of replacing all front porch lights with CFL's. We expect this change alone to create significant savings on a monthly basis. Management is making adjustments in the spring operations schedule to reduce costs and bring us back in line with our propane budget. We continue to look forward to doing whatever is possible to keep the costs down in 2010 and run an efficient and first class resort.

### **A look ahead into May:**

The remaining balance of property taxes for Unit 107 was paid in May. This was an unbudgeted expense of \$2,121. Total paid for property taxes on Unit 107 was \$3,141. We did have one of our catch basin drainage grates destroyed by snow removal and we are working on getting that repaired ASAP. Management is working with the Hoodland Fire Dept to purchase fire hydrant extenders which will essentially eliminate the need to do hand snow removal around the fire hydrants and save significant money in the future.

If you have further questions, please do not hesitate to give me a call at 503-997-3591.

Sincerely,

Brett Fischer  
Mt Hood Management

Mt. Hood Management Maintenance Report for April-May 2010:  
Collins Lake Resort, A Condominium

**Pool/Spa**

- Bulkhead adaptor on Pool Filter split, we ran on one filter until our service contractor came up to fix. Two special tools were needed to remove and replace part. It is now corrected.
- Ben and I both attended the Clackamas County Pool and Spa Operator Training course, May 12<sup>th</sup>. I feel that we are really on top of our game with the pools after hearing questions/comments from the other operators attending the training.
- Health Dept. made a surprise inspection on 5/18/2010 and we passed with flying colors.
- Only issue we have is a new rule requiring emergency phones in the pool enclosures. We have discussed this with the inspector and have 6 months to correct.

**Operating Hours:**

- LP-All Day, Open everyday 9am-11pm
- Pool and Small Spa-M/R/F open by request and if requested left open till close 11pm. Tue/W-Closed. S/S-Open 9am-11pm
- Worked out well, only a handful of requests have been made the last month.

**General:**

- We have begun replacing the old Flood Lights with the CFLs. Half of the buildings are complete and the rest will be done by months end. This will cut done dramatically on power consumption and labor.
- New Recycle area signs are up, now we just need to get people to actually read them, still getting plastic bags in the bins, but not as frequent as we have been prior to the signs.
- Security hours: F-Sat: 7:30pm-3am, Sun-Mon and Thur: 8:30-3am. T-W: just to close CH 11pm-12am.
- DH heaters have been shut off to save power usage.
- Storm grate at Bld "G" damaged from snow removal, getting prices to fix/replace.

**Summer Projects:**

- Paint Dumpster shelters
- Build cover for recycle center
- Add to pool fence (LP and Main Pool entry)
- Re-Stain Club House and surrounding Fence/Railing