

New Columbia Owners Association

Meeting Minutes

February 24, 2015

Attendees:

Board Members

Molly Rogers
Rachel Langford
Simon Williams

Guests

Juli Garvey, Home Forward
Amanda Clark, Guardian
Matthew Fullen, Guardian
Alicia Miller, Guardian
Carrie Elgin, Schwindt & Co.
Officer Huspeck, Portland Police
Officer Winkel, Portland Police

Membership

Julie Newhouse
Tara Taylor
Jeff & April Haseau
Kate Brooke
Chris Lewis
Don Adams
Ginean McIntosh
Janis Khorsi

The meeting was called to order at 6:32pm. Simon Williams welcomed everyone and thanked all homeowners for attending.

I: A word from Columbia International Cup

- The Columbia Cup representatives were still preparing so the meeting moved on to the next item on the agenda.

II: Check-In w/PPB New Columbia Detail – Ofc. Huspeck & Winkel

- Officer Huspeck from the Portland Police Department introduced his new partner, Officer Winkel.
- Officer Huspeck stated that he wanted to make himself and his partner recognizable and remind the homeowners of their presence and remind the homeowners that they are stationed at New Columbia specifically to be able to help make New Columbia a safer place to live. Officer Huspeck then asked if there was anything of concern happening in the neighborhood that they could be of assistance with.
- A homeowner voiced a concern about an area about halfway down Woolsey Ave., where a group of underage persons/teenagers are smoking marijuana and the influence it is having on the children in the community. He stated that he would like to see a consistent police presence in this area as a deterrent, if nothing else.

- There was a discussion about the recent passing of a law making the use of marijuana legal in the state of Oregon and how it will be regulated.
- Officer Huspeck stated that “flash alerts” will be the best way of obtaining information about any major crimes that may be happening in the area, including updates from officers on the scene.
- A homeowner voiced a concern regarding “no parking” zones that are still being parked in because the areas are not painted. Officer Huspeck explained that the City of Portland will need to receive enough complaints to address painting the area.
- Officer Huspeck reported that gang related crime in the area is down significantly due to the presence of the Police officers on site and their diligence.
- Rachel commented that the officers have been a very positive influence on the young people of the community and wanted to state that that has not gone unnoticed.

I: A word from Columbia International Cup

- The owner of Columbia Cup coffee shop introduced himself to the Board and homeowners and announced that the coffee shop will be opening tomorrow. He also introduced the manager of the store.

III: Member Comment

- A homeowner voiced a concern about a truck with graffiti that moves around the neighborhood. Matthew Fullen stated that management is aware of the truck and has tagged in several times, which is why it keeps moving. Matthew stated that he believes the truck is now gone for good.
- A homeowner asked for an update on the exterior lighting project. She stated that one of the lightpoles near her house is not working. Matthew stated that it was determined that there were 3 or 4 poles that were missed. Matthew stated that to get these light poles done will cost approximately \$5,700. The homeowner felt that the company who did the lighting project be made financially responsible for this cost as it was not the HOA’s fault that the lights were missed.
- A homeowner asked if there was a tree pruning project recently. Matthew confirmed that there was.
- A homeowner commented that there is a fence with graffiti on it. Matthew thanked the homeowner for information and stated that it would be taken care of ASAP.
- A homeowner asked if there was a contact to find out the original paint scheme used when the homes were built. Amanda stated that it may be easier to just have the paint color matched.

IV: Review and Approve November Meeting Minutes

- Simon moved to approve the minutes for November, Rachel Langford seconded and all approved.

V: 2014 Financial Review – Schwindt & Co.

- Carrie Elgin with Schwindt & Co. reviewed the NCOA's Financial Statements and Supplementary information for the year ending December 31, 2014.
- Carrie reported that Schwindt & Co. recommends the HOA establish a competitive bidding policy
- Carrie reported that Schwindt & Co. also, and more importantly, recommends keeping a contingency fund which would cover about 3 months' worth of expenses for unexpected expenses. Carrie commented that the association had only \$23,000 at the end of the year which would not cover even one month's worth of expenses.

VI: January 2015 Financial Review

- Matthew Fullen presented the January 2015 Budget Comparison, Balance Sheet and Aged Receivables reports.
- There was a discussion about making the monthly financials more available to homeowners by adding them to the HOA's web site.

VII: Update on home under construction at Woolsey & Fiske

- Matthew Fullen reported that he was able to meet the owner of the home recently.
- The homeowner came into the office and paid a year's worth of dues.

The meeting was adjourned at 7:55pm