

Owner's Association Meeting Minutes
February 23, 2010

Attendees:

Board

Ben Wickham
Caren Cox
Dianne Quast

Guests

Darcy Vincent, GRES
Tom Brenneke
Officer Mike Schmerber
Ashley Brown
Pernell Brown
Michael Mangum

Membership

David Pickett
Steve Pickering
Cory Hudson
Chris Lewis
Seth Engelhard
Coley Lehman
Julie Newhouse
Juan Luam
Janis Khorsi
Grant Canterbury
Stacy Canterbury
Marcia Knutson

Meeting was called to order at 6:15P by Dianne Q.

Dianne Q. advised, after some reflection, the new meeting format used at the November meeting was unsuccessful and meeting format would be changed back to the previous "open" forum with member comment allowed throughout the agenda. Board documents were prepared and distributed to members.

Caren C. moved to approve August 2010 Board Minutes, with changes noted in document. Ben W. seconded.

Action: Approved Unanimously

Ben W. announced that Guardian Management would be subcontracting with Flying Saucer, LLC to perform website maintenance beginning March 1, 2010. The principal of Flying Saucer is Seth Englehard, who is also a homeowner in New Columbia. It is Darcy V's responsibility to facilitate getting information and documents to Seth for posting to the New Columbia website. Caren asked of the budget would allow for this expense. Ben explained that there is sufficient funding in the budget because the partnerships would also participate in the cost and that the Owner's Association would pay only a small portion.

Darcy discussed a new strategy for courtesy patrol and property safety. Knighthawk will not be the selected vendor for patrol services going forward. Guardian is interviewing for a replacement vendor. HAP asks for consideration of a different model for the courtesy patrol. Community has hired security services for the past three years but community residents have not been pleased with the level of service or results. In an effort to find a more productive solution, Ben W. introduced the founding

members of Children Respecting Each Other Worldwide (C.R.E.W): Ashley Brown, Pernell Brown and Michael Mangum. Ashley and Pernell each spoke about their expertise and experience at New Columbia. HAP is currently in discussion with CREW about performing community patrol services, primarily prior to midnight. The plan is that CREW's existing involvement in the community would provide them with greater access to individuals in the community, and using their social networking skills along with enforcement capability will provide the type of courtesy patrol service and intervention everyone in the community has indicated they were interested in. The plan is to still hire a security firm, but their responsibility would be between midnight and morning.

Caren C. asked CREW members about specific graffiti appearing on Haven and whether it had a gang origin. Pernell said that it was not gang related, meaning it is not indicative of one of the recognized gangs but the tagging is still a community concern.

Newly assigned PDX Community Police Officer, Michael Schmerber of the Portland Police Bureau was also introduced to the membership.

David P. asked for the names of the interviewed security vendors. First Response, Delta One and Alert Security Services have all been interviewed by Guardian.

Marcia K. asked how residents of New Columbia would contact patrol after hours. Darcy V. said that the main office line 503.286.1500 would be answered 24 hours a day and emergency maintenance or patrol would be dispatched by the answering service.

Darcy V. provided a property update which included the services of new vendors: Allied Waste Services and TruGreen Landscaping for garbage hauling and landscape maintenance respectively.

Allied Waste Services: Contracted to pick up garbage and recycling from the kiosk used by apartments twice a week. The pick up schedule is currently Tuesday and Thursday. The group discussed whether there may be a better schedule that would allow for increased disposal over the weekends. Darcy V agreed to contact Allied and investigate if there are other pick up days available such as Tues/Frid or Thurs/Mon. Darcy V. also explained community maintenance employees will still be responsible for hauling away furniture, appliance, car parts and other items that are left at the kiosks.

TruGreen Landscaping: They will begin providing landscaping services in the community on March 1. Homeowners who have already signed onto the No Spray list do not need to sign up again. The existing list has been provided to TruGreen.

Darcy V. outlined property management's plan to notify renters about New Columbia's rules for maintaining porches and back yards. Door hand outs have been distributed. Guardian staff will be following up with residents to encourage compliance and take action for non-compliant renters

Darcy V. provided a financial review for the fourth quarter of 2009.

Action: Darcy V. will review current accounts receivable and bring a recommendation to the Board for those amounts which should be considered “uncollectable” and written off as “bad debt”.

It was also announced that Guardian would be sending Owners statements of account each month by the 5th of each month. Darcy encouraged members to contact her with any questions.

Darcy V. presented the budget which had been modified and previously reviewed by the Board. Caren C. noted that the budget had a “break even” bottom line as a result of a proposed 10% dues increase planned for May 2010. Caren C. moved that the 2010 operating budget be approved by the Board recognizing the increase in dues will be subject to a vote from the membership at the annual meeting Dianne Q. seconded.

Action: Approved Unanimously

Diane Q. announced that HAP’s appointed representatives to the Board following the annual meeting would be Tom Brenneke, CEO of Guardian Management, Inc. and Ben Wickham. Ben W. reviewed the nomination process for the 2010/2011 Board term. Ballots will be developed and mailed to all owners during the month of March. These ballots will contain information on the Homeowner Representative Board Position, which is up for election, as well as the proposed permanent increase in the Monthly Assessments. Each Member will have an opportunity to vote by either mailing in their ballot prior to the Annual Meeting, or delivering their ballot at that meeting. The ballots will be counted at the appropriate time during the April meeting on April 27, 2010 by volunteers appointed prior to the meeting. Results will be announced prior to the conclusion of the meeting. The regularly scheduled meeting on Tuesday, May 25th, 2010 would be the first meeting of the new Board.

Dianne Q. provided the Fine Committee with recommendations from Vial Fotheringham, attorney representing the association, including a draft resolution and schedule of fines.

Action: Fines committee will review the revised draft proposal and provide feedback to the Board prior to the annual meeting on April 27, 2010.

Darcy V. suggested that the landscape committee be combined with the Architectural Review Committee and expand the review duties of the ARC to include front yard plantings.

Action: Darcy V. will solicit volunteers for this committee and provide these names to the Board prior to the annual meeting along with a formal proposal to combine the committees, which proposal will include a suggested policy for the combined committee.

Dianne Q. moved that the meeting be adjourned, Caren C. seconded.

Action: meeting was adjourned at 7:28P