

Hayden Bay Condominiums

Hayden Bay Condominiums 585 N Tomahawk Island Drive Portland, OR 97217-7923

www.hbcondos.org

Lilian Parker, Bookkeeper 202 N. Hayden Bay Drive Portland, OR 97217

Minutes of the September 26, 2019 Hayden Bay Condominiums Board Meeting

Board Members Present: Sean Penrith, Board Chair and Treasurer; Sarah Warnick, Vice Chair and Secretary; Donna Hempstead, Landscape/Maintenance; Steve Alexander Director. **Board Member Absent**: Hazel Larpenteur, Insurance. **Homeowners Present**: Jan Dimick, Beverley Duke-Young, Ian Ray; **Guest** Paul Dicker.

Call to Order: Sean Penrith called the meeting to order at 6:02 p.m.

Minutes of the August 22, 2019 meeting were approved.

Treasurer's Report: (see attached)

Officers Reports: (see attached)

Committees' Reports:

Red Zone: Steve Alexander reported the Hayden Bay Homes gate is now 'fully operational'. Steve, who joined the Pool Committee, mentioned minor pool issues to be solved before the next swim season. He also noted a tree on the Homes property but nearby the eastside Condos, is infected with bronze birch borers. HBHomes would like to coordinate with HBCondos for sewer backflow checks but there is no cost savings to do so.

MAINTENANCE, LANDSCAPING, RESERVE PROJECTS: See attached pages:

Old Business: Sean reported the HBC contract with Comcast has been extended for 60 days. The full board will vote on the contract as well as Reserve expenses/contributions/cash flow and renting/leasing of units at the next meeting when the full board is in attendance.

Adjournment

Steve moved and Sean seconded the meeting be adjourned at 6:55 p.m.

The next Hayden Bay Condo Board meeting will be Thursday, October 24, 2019.

The next Red Zone meeting will be Tuesday, December 10, 2019.

Hayden Bay Condo Operating Profit & Loss Budget vs. Actual January through September 2019

Ordinary Income/Expense	Jan - Sep 19	Budget	\$ Over Budget	% of Budget
Income				
3000 · Income				
3110 · Dues	0.1.00			
3820 · Bank Interest	91,364.11	90,352.44	1,011.67	101.1%
	0.02			101.170
Total 3000 · Income	91,364.13	90.352.44	1,011.69	404
Total Income	91,364.13			101.
Gross Profit		90,352.44	1,011.69	101.
F	91,364.13	90,352.44	1,011.69	101.
Expense				
4000 · Landscaping				
4001 · Landscape Supplies Expenses	144.17	380.00	225.02	
4010 · Landscape Contract	18,203.00	18,553.50	-235.83	37.9%
4015 · Landscape Maintenance	2,884.59	2,624.99	-350.50	98.1%
4050 · Irrigation Repairs	1,252.17		259.60	109.9%
4060 · Spraying Contract	495.41	1,710.00	-457.83	73.2%
4070 · Tree Pruning		562.50	-67.09	88.1%
4080 · Landscape Misc	1,981.70	1,874.98	106.72	105.7%
	650.00	1,499.99	-849.99	43.3%
Total 4000 · Landscaping	25,611.04	27,205.96	-1,594.92	04.4
4200 · Maintenance			1,004.02	94.1
4230 · RZ Rec. Facility Maint				
4235 · RZ Rec. Facility Major Projects	9,011.28	8,342.24	669.04	108.0%
4600 · HBC Property Maintenance	530.16	1,557.73	-1,027.57	34.0%
4604 Maintenance	8,937.87	5,999.00	2,938.87	
4601 · Maintenance Supplies Expenses	25.00	380.00	-355.00	149.0% 6.6%
Total 4200 · Maintenance	18,504.31	16,278.97	2,225.34	Although the state of the state
5000 · Utilities		-,	2,223.34	113.7
5010 · Electricity				
5020 - Garbage	1,003.84	749.98	253.86	400.000
5020 Garbage	4,995.00	5,247.00	-252.00	133.8%
5030 · Water & Sewer	8,800.61	10,624.50		95.2%
5090 · Cable TV	7,132.38	6,247.80	-1,823.89	82.8%
Total 5000 · Utilities		0,247.00	884.58	114.2%
	21,931.83	22,869.28	-937.45	95.99
6000 · Administration				
6010 · Insurance Expense	12,973.92	12 700 00	070.00	
6050 · Management	325.00	12,700.00	273.92	102.2%
6051 · Bookkeeping Expenses	2,600.00	0.005.00		
6060 · Professional Fees		2,925.00	-325.00	88.9%
6070 · Tax Preperation	243.00	1,499.99	-1,256.99	16.2%
6100 · Taxes & Licences	300.00	300.00	0.00	100.0%
6230 · Bank Charges	50.00	50.00	0.00	100.0%
6240 · Office Supplies/Misc	53.55	54.00	-0.45	
6300 · Website	50.00	360.00	-310.00	99.2%
GEOD C	220.00	337.50		13.9%
6500 · Contingency	295.00	749.98	-117.50 -454.98	65.2%
Total 6000 · Administration	17,110.47	18,976.47	-1,866.00	39.3%
Total Expense	83,157.65	85,330.68		90.2%
et Ordinary Income	8,206.48	the second of th	-2,173.03	97.5%
ncome		5,021.76	3,184.72	163.4%
	8,206.48	5,021.76	3,184.72	163.4%

Hayden Bay Condo Operating Profit & Loss Budget vs. Actual September 2019

Ordinary Income/Expense Income			\$ Over Budget	% of Budget
			A CONTRACTOR OF THE PROPERTY O	Annual Constitution of the
3000 · Income				
3110 · Dues				
	10,039.16	10,039.16	0.00	100.0%
Total 3000 · Income	10,039.16	10,039,16	0.00	And the control of th
Total Income	10.039.16	The same of the contract of the same of th	0.00	100.0
Gross Profit	V-Control of the Control of the Cont	10,039.16	0.00	100.0
Expense	10,039.16	10,039.16	0.00	100.0
4000 · Landscaping				
4001 : Landscaping				
4001 · Landscape Supplies Expenses 4010 · Landscape Contract	0.00	40.00	-40.00	
4015 Landscape Contract	2,028.00	2,061.50	-33.50	0.0%
4015 · Landscape Maintenance	263.26	291.67		98.4%
4050 · Irrigation Repairs	0.00	190.00	-28.41	90.3%
4060 · Spraying Contract	111.47		-190.00	0.0%
4070 · Tree Pruning	0.00	62.50	48.97	178.4%
4080 · Landscape Misc		208.34	-208.34	0.0%
	0.00	166.67	-166.67	0.0%
Total 4000 · Landscaping	2,402.73	3,020.68	-617.95	70 5
4200 · Maintenance			011.00	79.5
4230 · RZ Rec. Facility Maint	4 005 70			
4235 · RZ Rec. Facility Major Projects	1,005.76	926.92	78.84	108.5%
4600 · HBC Property Maintenance	0.00	173.09	-173.09	0.0%
4601 · Maintenance Supplies Expenses	851.80	667.00	184.80	
	0.00	40.00	-40.00	127.7% 0.0%
Total 4200 · Maintenance	1,857.56	1,807.01	50.55	
5000 · Utilities			30.33	102.89
5010 · Electricity				
5020 · Garbage	58.11	83.34	-25.23	CO 79/
5030 · Water & Sewer	555.00	583.00	-28.00	69.7%
5090 · Cable TV	696.50	1,180.50	-484.00	95.2%
	802.94	0.00	802.94	59.0% 100.0%
Total 5000 - Utilities	2,112.55	1,846.84	A comment of the control of the cont	100.0%
6000 · Administration		1,040.04	265.71	114.4%
6010 - Insurance Expense	0.400.00			
6051 · Bookkeeping Expenses	6,486.96	6.350.00	136.96	102.2%
6060 · Professional Fees	325.00	325.00	0.00	
6230 · Bank Charges	0.00	166.67	-166.67	100.0%
6240 - Office Sure II - 1981	5.95	6.00		0.0%
6240 · Office Supplies/Misc	0.00	40.00	-0.05	99.2%
6300 · Website	220.00	37.50	-40.00	0.0%
6500 · Contingency	0.00	83.34	182.50	586.7%
Total 6000 - Administration	The second state of the se	Charge and Advanced commenced to the commenced and the commenced a	-83.34	0.0%
Total Expense	7,037.91	7,008.51	29.40	100.4%
et Ordinary Income	13,410.75	13,683.04	-272.29	98.0%
	-3,371.59	-3,643.88	272.29	92.5%
ncome	-3,371.59	-3,643.88	272.29	92.5%

Accrual Basis

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Expense	91,304.13	90,352.44	1,011.69	101.1
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4001 · Landscape Supplies Expenses	144.17	380.00	-235.83	07.00/
4010 · Landscape Contract	18,203.00	18,553,50	-350.50	37.9%
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Hayden Bay Condo Balance Sheet

As of September 30, 2019

ASSETS Current Assets Checking/Savings Ally Bank CD-12 Month Ally Bank CD-18 Months Ally Bank CD-9 Month Operating Account Reserve Account Total Checking/Savings Accounts Receivable	30,690.00 30,343.69 30,281.07 61,048.26
Checking/Savings Ally Bank CD-12 Month Ally Bank CD-18 Months Ally Bank CD-9 Month Operating Account Reserve Account Total Checking/Savings	30,343.69 30,281.07
Ally Bank CD-12 Month Ally Bank CD-18 Months Ally Bank CD-9 Month Operating Account Reserve Account Total Checking/Savings	30,343.69 30,281.07
Ally Bank CD-18 Months Ally Bank CD-9 Month Operating Account Reserve Account Total Checking/Savings	30,343.69 30,281.07
Ally Bank CD-9 Month Operating Account Reserve Account Total Checking/Savings	30,281.07
Operating Account Reserve Account Total Checking/Savings	
Reserve Account Total Checking/Savings	61,048.26
Total Checking/Savings	
	38,930.93
Accounts Pagainate	191,293.95
Accounts Necelvable	101,200.00
11000 · *Accounts Receivable	
Total Accounts Receivable	-31,532.63
	-31,532.63
Total Current Assets	159,761.32
TOTAL ASSETS	153,101.32
LIADISTITICO O TOUR	159,761.32
LIABILITIES & EQUITY Equity	the plant of the second
30000 · Opening Balance Equity 32000 · Unrestricted Net Assets	142,822.62
Net Income	32,144.17
	-15,205.47
Total Equity	159,761.32
TOTAL LIABILITIES & EQUITY	
	159,761.32