



Hayden Bay Condominiums

585 N Tomahawk Island Drive
Portland, OR 97217
www.hbcondos.org

AGENDA

WHEN: Thursday, April 28, 2022 @ 6:00PM

WHERE: 421 N. Tomahawk Island Dr

NO CONTACT MEETING – PRINT OUT YOUR OWN MATERIALS
ALL CONDO HOMEOWNERS INVITED

1. **CALL TO ORDER AND APPROVAL OF MEETING MINUTES OF MARCH 24, 2022** Donna Hempstead
2. **TREASURER'S REPORT:** Sally Anderson
 - a. March Financials
3. **COMMITTEE REPORTS:**
 - a. Maintenance and Reserve Donna Hempstead
 - b. Landscape Donna Hempstead & Sally Anderson
 - c. Insurance Hazel Larpenteur
 - d. Red Zone Hazel Larpenteur & Sally Anderson
4. **OLD BUSINESS:**
 - a. Update re: HB Marina HOA Assessment and Disputes
5. **NEW BUSINESS:**

2022 BOARD

Board Chair: Donna Hempstead
Treasurer: Sally Anderson
Secretary: Lori March
Insurance: Hazel Larpenteur
Director: Steve Alexander

BOOKKEEPER

Lillian Parker
202 N Hayden Bay Drive
Portland, OR 97217
lillian@edosit.com

HBC ASSOCIATION MEETINGS: 4th Thursday of the month, 6:00pm, Clubhouse unless otherwise noted
(one week earlier, Nov/Dec)



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Portland, OR 97217-7923

Website:
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Minutes of the March 24, 2022 Hayden Bay Condominiums Monthly Board Meeting

Board Members Present: Donna Hempstead (Chair), Sally Anderson (Treasurer); Lori March (Secretary), Hazel Larpenteur (Ins), Steve Alexander (Director)

Board Member Absent: n/a

Guests (Non-Board Members): n/a

Call to Order: Chair Donna Hempstead called the meeting to order at 6:01 p.m.

Minutes: The minutes of the January 27, 2022 regular meeting were approved unanimously.

Treasurer's Report: Financial reports were as expected and included with the monthly meeting notice.

Committee Reports:

Maintenance Report: See attached Report.

Insurance: There is an increase of 9% of our annual premium this year vs the 4% budgeted.

Red Zone: The Homes Annual Meeting was rescheduled due to two of the Board Members being unavailable. It is rescheduled for March 30th.

Old Business: The condos are reviewing a proposal received by a representative of the homes, to dismiss the attorney's fees individually invoiced that have been in dispute.

New Business: We are happy to report that we can all de-winterize and remove the covers from our faucets. Proposals are going to be collected to repaint all of the buildings for a project estimated to commence this summer.

Adjournment: The Meeting was adjourned at 6.27p.m. by unanimous consent.

The Next Meeting will be the Monthly Meeting to be held on April 28th. Notice will be sent out.

Hayden Bay Condominiums Board:

Board Chair – Donna Hempstead (Maintenance, Landscape)

Treasurer – Sally Anderson (Landscape)

Secretary – Lori March

Hazel Larpenteur (Insurance)

Sally Anderson, Hazel Larpenteur - Red Zone Representative

Hayden Bay Condo
Balance Sheet
As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
OnPoint CCU Operating Account	37,209.32
OnPoint CCU Reserve Account	101,644.06
Total Checking/Savings	138,853.38
Accounts Receivable	
11000 · *Accounts Receivable	-13,050.70
Total Accounts Receivable	-13,050.70
Other Current Assets	
12000 · *Undeposited Funds	581.64
Total Other Current Assets	581.64
Total Current Assets	126,384.32
TOTAL ASSETS	126,384.32
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	142,822.62
32000 · Unrestricted Net Assets	-14,210.14
Net Income	-2,228.16
Total Equity	126,384.32
TOTAL LIABILITIES & EQUITY	126,384.32

Hayden Bay Condo

Operating Budget vs. Actual

March 2022

	Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3000 · Income				
3001 · Carryforward for Operatons	3,333.33	3,333.33	0.00	100.0%
3110 · Dues	9,744.32	9,744.36	-0.04	100.0%
Total 3000 · Income	13,077.65	13,077.69	-0.04	100.0%
Total Income	13,077.65	13,077.69	-0.04	100.0%
Gross Profit	13,077.65	13,077.69	-0.04	100.0%
Expense				
4000 · Landscaping				
4001 · Landscape Supplies	0.00	40.00	-40.00	0.0%
4010 · Landscape Contract	2,217.00	2,217.00	0.00	100.0%
4015 · Landscape Maintenance	0.00	266.66	-266.66	0.0%
4080 · Landscape Misc	100.00	0.00	100.00	100.0%
Total 4000 · Landscaping	2,317.00	2,523.66	-206.66	91.8%
4200 · Maintenance				
4230 · RZ Rec. Facility Maint	522.24	1,208.00	-685.76	43.2%
4600 · HBC Property Maintenance	473.50	833.33	-359.83	56.8%
4601 · Maintenance Supplies	0.00	40.00	-40.00	0.0%
Total 4200 · Maintenance	995.74	2,081.33	-1,085.59	47.8%
5000 · Utilities				
5010 · Electricity	56.08	126.66	-70.58	44.3%
5020 · Garbage	555.00	583.00	-28.00	95.2%
5030 · Water & Sewer	629.45	1,233.33	-603.88	51.0%
Total 5000 · Utilities	1,240.53	1,942.99	-702.46	63.8%
6000 · Administration				
6010 · Insurance Expense	7,297.98	6,971.00	326.98	104.7%
6051 · Bookkeeping Expenses	400.00	400.00	0.00	100.0%
6060 · Professional Fees	8,202.00	1,400.00	6,802.00	585.9%
6100 · Taxes & Licences	50.00	50.00	0.00	100.0%
Total 6000 · Administration	15,949.98	8,821.00	7,128.98	180.8%
Total Expense	20,503.25	15,368.98	5,134.27	133.4%
Net Ordinary Income	-7,425.60	-2,291.29	-5,134.31	324.1%
Net Income	-7,425.60	-2,291.29	-5,134.31	324.1%

Hayden Bay Condo

Profit & Loss

January through March 2022

	Jan - Mar 22
Ordinary Income/Expense	
Income	
3000 · Income	
3001 · Carryforward for Operatons	9,999.99
3110 · Dues	28,217.04
3820 · Bank Interest	16.64
Total 3000 · Income	38,233.67
Total Income	38,233.67
Gross Profit	38,233.67
Expense	
4000 · Landscaping	
4010 · Landscape Contract	6,586.00
4050 · Irrigation Repairs	114.79
4080 · Landscape Misc	100.00
Total 4000 · Landscaping	6,800.79
4200 · Maintenance	
4230 · RZ Rec. Facility Maint	2,142.51
4600 · HBC Property Maintenance	1,470.38
4601 · Maintenance Supplies	40.96
4625 · Property Maintenance Reserve	1,072.22
Total 4200 · Maintenance	4,726.07
5000 · Utilities	
5010 · Electricity	174.66
5020 · Garbage	1,665.00
5030 · Water & Sewer	3,585.33
Total 5000 · Utilities	5,424.99
6000 · Administration	
6010 · Insurance Expense	7,297.98
6051 · Bookkeeping Expenses	1,200.00
6060 · Professional Fees	14,904.00
6100 · Taxes & Licences	50.00
6240 · Office Supplies/Misc	58.00
Total 6000 · Administration	23,509.98
Total Expense	40,461.83
Net Ordinary Income	-2,228.16
Net Income	-2,228.16

Hayden Bay Condo Reserve Budget vs. Actual March 2022

Accrual Basis

	Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3000 · Income				
3150 · Reserve Contribution	0.00	0.00	0.00	0.0%
3820 · Bank Interest	4.32	8.00	-3.68	54.0%
Total 3000 · Income	4.32	8.00	-3.68	54.0%
Total Income	4.32	8.00	-3.68	54.0%
Gross Profit	4.32	8.00	-3.68	54.0%
Expense				
4200 · Maintenance				
4625 · Property Maintenance Reserve	473.50	0.00	473.50	100.0%
Total 4200 · Maintenance	473.50	0.00	473.50	100.0%
Total Expense	473.50	0.00	473.50	100.0%
Net Ordinary Income	-469.18	8.00	-477.18	-5,864.8%
Net Income	-469.18	8.00	-477.18	-5,864.8%

MAINTENANCE COMMITTEE REPORT – April 2022

1. Motion Sensor Lights Checked and Bulbs Replacement – DONE
2. Paint Deck Poles at #543 – IN PROGRESS
3. Replace/Repair Back Upper Deck Railing and Scupper at #507 – IN PROGRESS
4. Repair Leak into Garage at #507 – DONE
5. Replace Address Signs – DONE
6. Install New Up-lighting of Address Signs – DONE
7. Prepare RFP for Painting/Reserve Project – TO BE DONE

LANDSCAPE COMMITTEE REPORT – April 2022

- Cleaned Entryways
- Leaf Blowing; Sidewalk/Driveway Clearing
- First Lawn Mowing; Clean-Up
- Bayside Bank – Willows Trimmed
- Irrigation System – Inspected