

Portland Plaza  
Board of Directors Meeting  
Wednesday, August 29, 2007

- I. Meeting was called to order at 7:00 p.m. by Chair Walt Grebe. Board members present were Julie Adams, Lenny Borer, and Dick DeZeeuw. David Rice, and Kathy Wayne represented IPM.
- II. Approval of July 27, 2007 minutes. Approved with one correction.
- III. “Thank You” to the Social Committee and all the people involved in putting on the picnic/party on Sunday, August 26<sup>th</sup>. It was a success and enjoyed by all.
- IV. Treasurers Report – Entire report attached to original minutes. Chair Walt Grebe refused to sign the engagement letter from Schwindt to complete the financials and taxes for 2008.
- V. Maintenance Report – David Rice reported that it is 95% complete and should be completed in a matter of days. Motion from Lenny Borer for IPM to come back with 3-4 companies to do the Reserve Study. Julie Adams seconded the motion. Motion passed.
- VI. Committee Reports
  - Administration/Personnel – no report
  - Building – This report is attached to the minutes.
  - Finance – no report
  - House – They are getting organized for the 2008 budget. (Ex: furniture for pool areas & new carts, etc)
  - Rules – This committee is going through the rules to make them more consistent. The draft will be sent out to all the committee chairs for approval.
  - Safety – no formal meeting but they are working on several issues.
  - Other Committees –
    - Tri-Met – Julie reported that they have met a couple of times but no report tonight.
    - Front awning - they are working with a design person who will come up with drawings and will wait until Tri Met is done to complete this project.
    - Retreat – Julie Adams
      - A Governance Model for August 29, 2007-April 1, 2008 was presented. Motion from Lenny Borer to pass this model. Seconded by Julie Adams. Motion passed.
      - The Portland Plaza Board Strategic Business plan was submitted which includes 4 main Board goals. This also covers from August 29, 2007-April 1, 2008. Lenny Borer made a motion to accept this Strategic Business Plan. Julie Adams seconded. Motion carried.

To be voted on at the next Board meeting is “any new, previously not approved, project initiated by committees which impacts the budget or directly affects residents must come before the Board for approval.”

- VII. Report from IPM – David Rice  
Security Guard Lori passed away last Thursday. Funeral was today at 1:30. No further information was available.

Swimming Pool – final bids on repair/replacement will be ready by the 10<sup>th</sup> of September and will be submitted to the Budget Committee.

Maintenance Report – will be completed within the next few days.

Website – is up and running ([www.theportlandplaza.com](http://www.theportlandplaza.com))  
Ongoing improvements will continue and more information to follow.

- VIII. Old Business  
Angel Devlin will work with the insurance committee to fine-tune the information previously sent to all owners

- IX. New Business  
Gordon Wagner, homeowner, addressed the Board with a report outlining his input regarding infrastructure and history of expenses.

Meeting was adjourned at 8:12 p.m. Next Board meeting is scheduled for Wednesday, September 26<sup>th</sup>.