

Riverbend on the Willamette Condominium Association
Board of Directors emergency executive session meeting
January 4, 2016

Location of meeting: Lobby of Building 3

In attendance: Board members: Augie Gallego, Charles Collins, Bill Eklund

Meeting was called to order by Augie Gallego at 9:30am

Purpose of the meeting: Discussion and Board action on matters pertaining to security system damage resulting from recent power outage and power surge.

Background

The security system damage resulting from the power outage caused by a fallen tree and subsequent power surge resulting from the PGE activating power after repair has left the Riverbend Condominiums without security control over entry into the building, stairwells, exterior doors to units or elevator access to units.

In spite of requests for immediate bids and timelines for replacement of the existing damaged system, Siemens has not provided a bid and has informed us that they cannot address the problem for approximately 4 to 6 weeks. ProTec has provided a bid with an estimated time of 7 to 10 days to start replacing the existing system with a state-of-the-art system. Metro has not yet responded.

Clarification of the following by CAP is a priority:

1. What is PGE's liability for the damage?
2. What responsibility will the HOA Insurance Co. assume in this matter?

Discussion was held on the matter of emergency clearing and treatment of driveway ice and snow.

- What are our existing contracts to provide this service?
- What are the steps required to initiate such service?
- What is the agreed upon response time?
- What role does CAP play in this process?
- Augie proposed the purchase of a deicer spreader for more efficient spreading of salt/deicer when an emergency arises.
- CAP will be asked to provide clarification of these matters and make recommendations regarding the acquisition of a salt/deicer spreader.

The board agreed on meeting with Britton at 4:30pm this date, if it can be arranged. Augie called and left a message for Britton to call back regarding such a meeting.

Minutes prepared and submitted by Bill Eklund, Secretary, Riverbend HOA, 1/07/16



