

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
Tuesday, May 11, 2021

GENERAL ITEMS

The meeting was called to order by Michelle File at 6:33 pm. In attendance were Michelle File, Claudine Werner, Ronda Haas-Huntze, Erin McCain.

Since the previous Board President resigned and the board is one member short, Natasha agreed to join the Board as a 2nd Director. Ronda motioned to accept Natasha as a regular board member and Claudine seconded; the motion was passed. Claudine Werner agreed to take the President's position and Sarah Hanley agreed to take the Secretary's position.

Sarah motioned that the meeting minutes from April 7, 2021 be approved. Ronda seconded and the motion passed.

OLD BUSINESS

Squirrels in Attics: The squirrel removal was discussed. Jeff from Advanced Wildlife Removal has visited nearly daily since April 23. Approximately 15-20 squirrels were removed from Buildings A, H, and I. Jeff's company does not have time to repair the squirrel access points in the timeframe we require, but did recommend flashing be used in the repair. Michelle has contacted a roofing company to get quotes for the repair; either Michelle or Claudine will meet with a representative from that company to show where repairs are needed.

Tree Pruning: Tree pruning, which was previously approved, is scheduled for June 21, 2021 and perhaps additional days. CAP will send out notices to residents beforehand.

New Resolution: A resolution to prohibit all animal/bird feeders (except hummingbird liquid feeders) was discussed as a response to unwanted critters invading attics. To enact this resolution, a 2/3 majority vote is required of those in attendance at a meeting in which homeowners were notified this issue was up for

a vote. CAP will send a final resolution to the board for approval, then send notices to homeowners before the vote.

New Janitorial Service: A new janitorial bid from Cascade Building Services was received which would replace the current vendor, HOA Maintenance Services. The new bid, at \$150/month (\$250 after pool opens), is very low and likely will rise after one year. Cascade also performs other maintenance services at additional cost. The board voted to accept this bid after a motion by Claudine and second by Ronda. Michelle will notify HOA Maintenance.

NEW BUSINESS

Pool Reopening: Michelle reiterated the state requirements for opening the pool, including reducing capacity, allowing only owners to use pool, having a monitor, disinfecting equipment, etc. Since the Mt. Park rec center is open during the week, a suggestion was made to open our pool only on week-ends. The board decided to wait 1 month to see what the state rules for reopening are, then make a decision.

Irrigation System: Brightview tested our irrigation system and found some needed repairs totaling just under \$1,400.00. Michelle will contact Brightview to get a detailed list of the repairs they have made in the past so that we are not paying for duplicate repairs. Ronda motioned and Sarah seconded to have Brightview repair the irrigation system. The motion passed.

Photo of Oswego Ridge: The photo of our condo complex is one before the envelope construction took place. Sarah will investigate where this photo is posted.

Power Washer: The power washer in the club house is not working. The board voted to allow Sarah to purchase a new one for up to \$500.00, which will be used only for HOA business.

Visibility of Building Letters: The building letters are not visible at night to delivery drivers so that problem needs to be rectified. A decision was made to purchase another "E" to attach to the end of Building E.

OPEN FORUM

Window Washing: Cynthia will contact the vendor we've used in the past for window washing to allow owners to contact him to have their windows washed (at owner's expense).

Budget Comparison: A homeowner wanted to know how the HOA is doing financially compared to budget. Michelle said we were under budget for March by \$5,000, but costs continue to rise year-to-year so it's expected that HOA fees will rise at least somewhat. Michelle will investigate posting a redacted version of financial statements and meeting minutes to the Oswego Ridge website.

Reserve Study: Claudine questioned whether any items in the reserve study are due to be reviewed.

The meeting was adjourned at 7:47 pm.