

approved

**BOARD OF DIRECTORS MEETING  
OSWEGO RIDGE CONDOMINIUMS  
MARCH 6<sup>TH</sup>, 2006  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF OSWEGO RIDGE CONDOMINIUM  
HELD ON MONDAY, MARCH 6<sup>TH</sup>, 2006 AT THE OSWEGO RIDGE CLUBHOUSE, 86 KINGSGATE  
DRIVE, LAKE OSWEGO, OREGON AT 6:30 P.M.**

**PRESENT:**

Marc Cowling, Chairman  
Arlene Stebbins, Director  
Steve Hunt, Treasurer  
Dorie VonderHaar, Director

**BY INVITATION:**

Nancy L. Reed, Community Manager  
COMMUNITY MANAGEMENT, INC.

**I. CALL TO ORDER**

The meeting was called to order at 6:30 pm.

**II. FINANCIAL REPORT**

Per Mark Cowling, the last report received before tonight was the December year-end.

**III. APPROVAL OF MINUTES**

Steve Hunt made motion to approve the December minutes, it was seconded and carried unanimously.

**IV. OLD BUSINESS**

The owner of space #3 is still storing a motorcycle and has (3) vehicles.

**V. REPORTS AND DISCUSSIONS (cont'd)**

**A. Community Manager's Status Report – Building Repairs**

Discussion followed regarding the replacement of gypcrete in #E202. Bill Borgen had a better suggestion for repair. Karna Gustafson's opinion is that maintenance of the subfloor is not addressed in the documents. On the question of the sub floor, it is not believed to be a part of the structure and the Association isn't responsible or wanting to set a precedent.

Motion was made as to whether or not the Association should pay for the sub floor damage that was a pre-existing condition. Board members in favor of paying – none. Those against paying – unanimous.

**1. Building H**

Damage to the exterior and interior – ok to move ahead with Horizon Restoration.

**2. Building B**

Per Bill Borgen, there is ceiling damage in his unit from an old leak. Need to check on chimney flange and flashing, then repair interior.

**B. TREASURER'S REPORT**

Discussion followed regarding whether or not to update the reserve study this year. It was decided that the Board and CMI will review the update paperwork and the Board of Directors will decide whether to have a formal update or to carry the information from the previous study forward into the 2007 budget. Discussion then followed on delinquent accounts and uncollectible fees.

**VII. APPOINTMENT OF NEW DIRECTOR**

Marc Cowling made motion to appoint Julia Thomas to vacant board meeting, it was seconded and then carried unanimously.

**VIII. ADJOURNMENT**

The meeting was adjourned at 8:40 pm.