

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF OSWEGO RIDGE CONDOMINIUM  
HELD ON MONDAY, AUGUST 21<sup>ST</sup>, 2006 AT THE OSWEGO RIDGE CLUBHOUSE, 86  
KINGSGATE DRIVE, LAKE OSWEGO, OREGON AT 6:30 P.M.**

**PRESENT:** Marc Cowling, Chairman  
Steve Hunt, Treasurer  
Arlene Stebbins, Director  
Julia Thomas, Director

**ABSENT:** Dorie VonderHaar, Director

**BY INVITATION:** Michelle McClure, Attorney  
Landye Bennett Blumstein LLP  
Nancy L. Reed, Community Manager  
COMMUNITY MANAGEMENT, INC.

**I. CALL TO ORDER**

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

**II. EXECUTIVE SESSION**

**AGREED**

Director Arlene Stebbins made motion to adjourn into executive session. The motion was seconded and carried unanimously.

**III. RECONVENE**

The meeting was reconvened at 7:05 PM.

**IV. APPROVAL OF MINUTES – MAY 22, 2006**

Arlene Stebbins made motion to accept May 22, 2006 Board meeting minutes as submitted.

**V. REPORTS & DISCUSSIONS**

**A. Damage to E202**

**AGREED**

Chairman Marc Cowling made motion to accept in principal the settlement as discussed with counsel. Association's attorney will request that the owners attorney draft the agreement and will work with Chairman Marc Cowling to finalize agreement. The motion was seconded and carried unanimously.

**B. Contract Laborer**

A compliant from a homeowner had been received regarding an association vendor. A written document will be sent to this vendor on behavioral expectations. No further action will be pursued at this time.

**C. Financial Report**

Treasurer Steve Hunt reported that pool maintenance is a bit over budget while janitorial services is running on target.

**D. Insurance Resolution**

**AGREED**

Arlene Stebbins made motion to pass insurance resolution as proposed and sent to owners. The motion was seconded and carried unanimously.

**VI. NEW BUSINESS**

**A. Pool Maintenance**

Director Julia Thomas presented a spreadsheet on pool maintenance costs, including allocation for May through September, as well as a proposal to limit hours. Julia Thomas will continue to work on the schedule and consult with Jim Fuhry, The Pool Guy.

**VII. OWNER'S FORUM**

- Building D landscape
- Lawn bet B & C
- Slope problem at Building D; raise retaining wall?
- Vehicle parking
- Shut-off valve question – unit shut offs are by hot water heaters.

**VIII. NEXT MEETING DATE**

The next meeting is scheduled for Monday, September 18, 2006.

**IX. ADJOURNMENT**

The meeting was adjourned at 8:15 PM.