

Minutes from the 10/16/06 BOD Meeting, Oswego Ridge Condominium

Directors Present: Steve Hunt, Julia Thomas, Arlene Stebbins, Dorie VonderHaar.
Homeowners present: Judy and Bob Bjorklund, Scott Ashby

Meeting was called to order at 6:30pm by Steve Hunt.

Minutes of the 8/21 meeting were approved by motion made by Arlene Stebbins

The September balance sheet was accepted.

Old Business

1. Landscaping: The front of the D building has still not been landscaped. Last contact with landscaper was October 3rd stating it was going to be done. **We decided to ask landscaper to meet Arlene Stebbins at a convenient time this week during the day to evaluate options for the area behind the D building to resolve the grounds issue there. CMI -please make the contact.**
2. The outside chimney cleaning on D and B buildings has not been completed. Again, we would like that mold removed/washed off.
3. The board accepted the resignation of Marc Crowley as president. We agreed to hold the board position opened until the Homeowners' Annual meeting in February. The board meetings will continue with board leadership by Steve Hunt.

New Business

1. We discussed the possibility of a HOA web page. Arlene Stebbins will attend the meeting 10/20 to learn about the possibility and report to the Board at the November meeting -November 20th.
2. The Board voted to accept the 2007 budget with a 4.55% increase in homeowners' dues. The motion was made by Arlene Stebbins, seconded by Steve Hunt.

Homeowners' Forum

1. Scott Ashby asked again for information concerning his designated covered parking place. He cannot find it on any document he has concerning condo ownership. **Please advise us where parking spots are documented.**
2. Judy Bjorklund announced her vehicle KJC171 California plates will be in their designated covered parking during an extended stay out of state. They do not wish it towed or cited.

3. The Bjorklunds presented the following issues that concerned them: (a) they would like to see landscaping done for the D building. (They were advised the order for the front was in and we would look at the back this week). They were dismayed at the response to their request for painting and area outside the D building. They felt Jim did a sloppy job which he didn't complete - Mr. Bjorklund actually completed the job himself. They believed it should not have been delegated to Jim but rather done by someone who is skilled at painting and repair. They were angry with the response to their reporting a leak in the outside faucet on the D building. It apparently was excessively tightened with a weatherization cover put over the faucet and a note to refrain from using it. The association has not weatherized outside faucets at this time - outside faucets are available to homeowners. They were asking for a repair. Overall, they expressed frustration with CMI's response to issues.

4. Scott Ashby wants to revisit the issues around the leak in D201 and affected areas in D101. We read the response to this from our September issues - He stated it was not the shower head - the leak was the bathtub faucet behind the wall where the faucet device connects to the water pipes. There was a break at that point. He stated there is black mold there now. His insurance company believes it to be a condominium association issue and had denied payment. **Please revisit this and advise the Board. Since he mentioned mold - this could be a health issue we would like to resolve asap.**

Meeting adjourned at 7:35pm