

Minutes of BOD meeting

May 16, 2007 Oswego Ridge Homeowners Association

Directors present: Steve Hunt, Arlene Stebbins, Julia Thomas, Catherine Birr, Natasha Demyashkevich

Homeowners present: Rex Surface

The meeting was called to order at 6:05pm by Steve Hunt.

The minutes from the annual meeting were not available from CMI.

In reviewing the financials for the month, Steve questioned a payment to "D&F Plumbing". We want to ensure that was not for a homeowner but an association expense. Additionally, Steve suggested we finally write off the homeowner uncollectable dues from the Lewises and Ghizzad--.

Old Business:

We reviewed the bid on windows. It is our opinion we would like to contact vendors for a bid to be presented to interested owners who will individually pay at the time of installation. We believe there are vendors out there who would give us a discount if a certain number of owners buy the replacement windows. We won't try to make a property-wide effort as the complexities may stall the project.

Rex Surface presented information from the Oregon Energy Commission - who visited his unit. It appears owners would not get an Oregon energy tax credit because only one effort (windows) is not enough. The secondary projects to qualify are not possible in our units (i.e. heat pump).

We discussed landscape issues and why some project we believed we authorized are not done. That is - some shrubs for light diffusion at the E building and front of the B building. We want to understand the CMI/Enstrom contract to determine if Enstrom is the only vendor to work on landscaping on the property. This will be clarified when the entire board understands our relationship to companies with which we are involved.

New Business: With summer coming soon and wanting to head-off any pool issues, Steve volunteered to be the single-voice contact with Jim Fuhry. The board felt if an on-site supervisor directed Jim, we would better manage payable time and activities. We agreed to replace the tables that have broken glass before pool season opens.

Meeting adjourned at 7:05pm

Submitted by Arlene Stebbins