

## Minutes of BOD meeting

June 18, 2007 Oswego Ridge Homeowners Association

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

Homeowners present:

The meeting was called to order at 6:35pm by Steve Hunt.

Steve Hunt moved approval of the minutes from the Board of Director's meeting on May 16, 2007. The motion was seconded and approved unanimously.

In reviewing the financials for the month, Steve questioned a payment to "D&F Plumbing". There were missing details from the D&F Plumbing invoice and the May 10, 2006 CMISD invoice.

Steve Hunt moved approval of the financial statement for the month of May as presented. The motion to approve was unanimously seconded and carried.

Old Business:

The Board of Directors reported that one of the landscaped areas on the path near building D sunk in. The Board asked that CMI contact Pat Enstrom to repair this area, and to fill in around the plants on the berm with bark dust. The Board also reported that one of the irrigation sprinklers in the pool area is bent and leaking.

Jim Fuhry reported that the bearings in one of the pool pumps are wearing out, and that a technician from the Pool and Spa House was scheduled to come out on Friday. The Board of Directors authorized the expenditure of up to \$500 for the repairs.

The Board approved Marieann Calcagno's application to install new beige vinyl windows.

The Board of Directors approved an owner's request to park a motor cycle on the condition that it is regularly used.

The Board acknowledged that the resident's handbook that was written in 2001 is out of date. The Board suggested that the per person fees be eliminated as a condition of clubhouse use. The Board determined that a \$50 deposit is a reasonable amount for usage and that alcohol, but not smoking, should be allowed. The Board directed that language concerning proper dumpster usage be included in the handbook. When the handbooks are distributed, there will be an owner sign-off portion to ensure compliance.

The Board requested a new contract from CMI for management services. This contract would include the provision of periodic status reports.

New Business:

Owner's Forum: Owners reported that the pool gate is not closing. Discussion ensued regarding the approval process for air conditioning units.

The next meeting is scheduled for July 16, 2007 at 6:30 PM.

Meeting adjourned at 7:50pm

Submitted by Arlene Stebbins