

Oswego Ridge Annual Meeting + BOD Meeting 3/18/14

Present: CAP - Wes Finchum; Board Members - Doug Ashby, Jim Stewart, Heather Willaby, Cynthia Griffen; Homeowners - Bill Schauer, Curtis Loutan, Mark Stevens, Mimi Duponte

Called to order: 6:06 p.m. by Wes Finchum

Review and approval of March 5, 2013 Annual Meeting minutes.

50% quorum requirement needed to hold Annual meeting has not been met.

25% quorum requirement can be invoked if 50% quorum not reached. Per Wes, we have received 27 proxys, which meets this requirement.

Jim — Board has worked hard to keep property properly maintained and stay within budget so special assessments not needed.

Wes - Financial review of 2013 for Homeowners. Budget for 2013 well balanced between expenses and income. Big expense was water due to increased rates from City of Lake Oswego. (40% last year, 25% scheduled this year per previous 12.10.13 BOD minutes.) Offer of possible group rate for installation of low flow toilets by Beaverton Plumbing, if there's enough interest. Only 3 people have responded to Wes re: this.

This year, HO assessments are only going up 3%, Board voted to tap into surplus funds to cover increase in expenditures to keep HO assessments low for 2014 (this info provided to HO in 2/28/14 letter from CAP.) This may not be possible next year.

Bill - City of LO will give \$70 rebate if correct toilets purchased, old toilets disposed of correctly, and paperwork completed.

Election of Board Members: positions open currently held by Jim Stewart, Julia Monaco, Doug Ashby.

Heather - Julia will be moving soon, is willing to continue for now as Treasurer if needed.

Mark - nominated Jim Stewart

Heather - nominated Julia Monico and Doug Ashby

Jim — nominated Bill Schauer and Curtis Loutan

Election winners: Jim Stewart, Doug Ashby, Bill Schauer

Revenue ruling: HO needs to vote to roll over 'surplus' from 2013 to operating budget for 2014. Jim motioned, Doug seconded; HO approved.

Old Business:

- Discussed ongoing roofing, siding, and drainage issues. Damage to roof tiles could have been done by any of several vendors. Roof to be replaced starting in 2023 with composite, cost ~ \$200,000.
- Full envelope inspection pending which will provide info re: scope of issues.

New Business:

- General discussion re: water usage: encourage low flow toilets, low flow shower heads (which can be obtained from City of LO for free), general water conservation.
 - Curtis asked about installing water meters for each unit. Response: Board has explored this before; 75% HO would have to approve, expensive to install wireless meters, estimate \$500-\$1000/unit.
 - Mimi — Newer dishwashers after 2012 use 93% less water. Can we encourage people to install? Response: this info could go out in upcoming Newsletter.
- Doug — Can we start replacing roofs now (or sooner than 2023) given that we are having issues now. It may cause less damage in the long run.
 - Wes — Will discuss with Jason from Schwindt re: budgeting.
- Mark — Garbage bins are not being used correctly. People not putting garbage in the bins. Glass broken. TV carts and recycling left nearby. Wes took pictures to send to HO.
- Mark - Dog poop not picked up. Put up dog poop stations?) Put up notices re: state law on dog poop?

Adjourned 7:21 p.m.

BOD meeting called to order 7:22 p.m.

Next BOD Tues. 4/8/14 6p.m.

Richard Graves (bidding for envelope inspection and project management) can be here then.

Election of Officers:

- Jim - President (accepted with caveat that if his job situation changes, he may need assistance or need to change roles).
- Doug - Treasurer
- Cynthia - Secretary

Wes - Jason from Schwindt wants to use Envelope study for 2015 Reserve Study.

Discussion about landscaping / chronic drainage issues. Wes to talk with Jeff from our landscaper Ryan Creek: native plants? mulch? stones? other options?

7:44 p.m.