

Minutes for Board Meeting – January 8, 2013 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 6:05PM. Board members Mark Stephens, Jim Stewart, Rand Wilhelmsen and Julia Monaco were present. Three owners were also present.

The minutes of the December meeting were approved.

Old Business:

Water Usage:

Anne was to contact Lake Oswego to have the water going into several blocks tested for possible leakage. This still needs to be set up.*

Tree Issues:

Mark & Doug Ashby will deal with the broken hanging branch. CAP need not be concerned.

Lights:

The light on the post between G-Block and H-Block appears to be out. This needs to be addressed the next time the maintenance person is on site.*

Delinquent HOA Payments:

Conger – Foreclosure is proceeding. It is the Board’s understanding that we will become liable for the balance of the mortgage due on this unit. We need to confirm this to be correct and determine the balance remaining in order to know how to proceed during the Sheriff’s auction. Anne can you contact the attorney to see if this can be determined and to clarify what our best position should be?*

We also ask that CAP combine the two Delinquent Dues reports on one sheet to make it more accessible.*

Drainage Issues:

Mark will work with Ryan Creek to address areas where soil is sloughing off into walkways. The consensus is it can be mitigated with a judicious application of drain rock.

New Business:

Community Activities:

Rand, Sheila and Mark will try to set up a Happy Hour at 6:00PM on February 21. This will be noted in the newsletter.

Newsletter:

A new community newsletter will be out by the middle of January and will address recycling issues along with energy and water saving issues.

The meeting was adjourned at 7:30PM. The next meeting will be on February 5 at 6:00PM. Respectfully submitted by Jim Stewart, Board Secretary.

*= Action items for Anne.