

BOD Oswego Ridge 4/8/14

Called to order: 6:03 p.m.

Present: CAP - Wes Finchum, Ed Hamilton, Richard Graves
Board Members: Jim Stewart, Heather Wilaby, Bill Schauer, Doug Ashby, Cynthia Griffen

Richard discussed proposal for to act as Project Manager

Jim discussed past issues:

- 1) Footprints was hired to repair dry rot prior to painting ~ 2011., did not get all areas. Fisher was hired to fix chimneys. Damage to roof tiles, unclear who caused.
- 2) There is also issue of outdoor carpets installed on some porches a few years ago, which are traps for mold, etc. Suggestion made to use Elastomeric as a replacement.

Richard recommends Pacific Crest Construction, supervisor Jack Haedinger. If Board agrees, Richard and Jack would assess and triage repair / maintenance needs in each building.

Heather requested Richard send example of work done for another HOA; Richard agreed.

Ed— Richard has insurance in case he signs off on work that is not up to par.

Board voted to approve 2.18.14 minutes.

February Financials reviewed and approved.

Water usage — consider putting in newsletter info re: usage and prices, compared to last year. Reminder that water usage is major factor in expenses; this year Board voted to make up deficit from reserves keeping increase in monthly assessments to 3%. This may not be an option in the future, and we could end up seeing dramatic rise in monthly assessments.

Board approval for application for FHA ratified. Per Wes, time line for completion of this process unclear; may take 1 month or more. CAP to put process in place to keep it current and not let it lapse again.

Bill suggested having a list of “maintenance items” such as FHA certification to be sure nothing is missed. CAP to compile this.

Pet signs, Wes will check on what MPHOA has up, and see if they will pay for signs. Consider having only certain areas for dog “bathrooms.”

Property lighting: Will need to have electrical wire trench / conduit for back part of property with frequent outages. Eventually we will need to do this for all outdoor lighting on property.

CAP to wait to pay Concrete Repair done by Sidewalk Solutions until Westside Electrical is finished assessing all damage.

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Bark dust estimates extremely high, grading needs to be done in the long run in multiple areas of property. For the time being, consider putting bark dust only in targeted areas. CAP to ask for bid just for this, as well as to get bids on grading.

Tree removal: Wes getting several bids. Cynthia expressed concern about necessity of removing trees, esp. birches between buildings A & B. Jim discussed problems caused by maple tree near his unit. Ed explained LO has very strict process and criteria for tree removal. Cynthia to arrange on sight meeting w/ arborist associated with non-profit "Friends of Trees" for another opinion; Jim expressed interest in meeting with FoT arborist as well.

Concerns discussed about resident in D-104, Nancy Wilbur, with possible dementia. Per Ed, nothing can be done legally unless she is an imminent danger to herself or others, and a credible instance must be cited before police / social services can intervene.

Truck hit carport post, Bill previously sent picture taken by a resident who witnessed the collision. CAP to notify police.

Wes confirmed email sent re: dumpsters to all HO and renters of record.

Keith (who took over for Chance) to replace burned out outside lights.

Bill asked if maintenance issues addressed by request. Ed confirmed this is the process. To save on \$\$ CAP does not do routine checks.

Terry Chesney is cleaning Clubhouse area every other week, with good reviews. She has now been bonded and licensed.

Doug asked about "Exterior Designers" that would give advise re: ways to spruce up property, e.g., paint, siding. Ed to ask for bid from company he has worked with.

Wes to confirm with Wet Cat that pool is scheduled to open Memorial Day weekend.

Heather to put out Newsletter re: pool opening, pets, water usage/low flow toilets, trash/recycling.

Next meeting Tuesday 5/6 @ 6 p.m.

Adjourned 8 p.m.