

Oswego Ridge Board Meeting
May 7, 2013

Board Members present: Jim Stewart, Cynthia Griffen, Heather Wilaby, Julia Monaco, Rand Wilhelsen.
Community Association Partner present: Wes Finchum

Call to Order: 6:34pm

Financials: We have a surplus, but we are just now entering the season when we traditionally spend more money.
ACTION ITEM: What is the status of the third party Reserve Study Report? Is it complete? There was a disagreement about the roofing. Was that issue resolved? Has our FHA approval been affected? Will assessments need to be raised? When will our next annual review be due?

The attorney was informed to initiate the process to foreclose on F201. ACTION ITEM: Request financial update from his mortgage company. Keep attorney engaged in process.

The Board agreed to postpone marking the covered spots and instead to insert a comment about parking issues in the next Newsletter. (June or July) In the note, mention only one vehicle per spot, only one covered spot per unit, and to ensure residents use the correct one. Report violations immediately to CAP.

Ask Allied to change at least one of the dumpsters back to the lighter weight lid to make it easier for some of our residents.

The Camera discussion came up again. Dummy or Real? Post Wall of Shame to identify violations? ACTION ITEM: Discuss possible ramifications with attorney.

Maintenance projects from March (pressure washing, trash areas, handrails) are all complete.

CAP will send letters to homeowners that failed the chimney inspection. They will be required to show proof of cleaning/repairs prior to 30 June. The Board approved a new rain-cap for C204.

We are still waiting on additional information from Critter Control before we approve the rodent screen for Bldg E. However, we need to address the hornets' nest at Bldg H immediately. (Alpha)

A sprinkler pipe burst behind Bldg I and was losing water at an estimated rate of 5/gal min. This sparked discussion about asking the landscapers to reduce watering (or shut it off entirely) in areas that have poor drainage, the need for a building foundation inspection, and making sure the city has been contacted about the presumed leaks in the two buildings that consistently have a much higher water usage rate than the others (even though they have fewer residents) which was identified last November.

Footprints charges (painting) were approved, but we will not pay the charges from Fisher roofing (cleaning) unless they can produce a contract that was signed by an authorized representative.

Request to waive late fee, approved as a courtesy.

Deck inspection notices will be posted. Julia and Cynthia will inspect together.

Pool – try for Memorial Day opening.

Rand had resigned from the Board and Doug Ashby was appointed as his replacement.

Next meeting, June 4th, 6:30pm.

Meeting adjourned: 8:04pm