

Oswego Ridge Board Meeting  
June 4, 2013

Board Members present: Jim Stewart, Cynthia Griffen, Heather Wilaby, Julia Monaco, Doug Ashby.  
Community Association Partner present: NA  
Residents Present: 9

All Action Items are underlined.

Call to Order: 6:32pm

Review April Financial Report: Attempted to review financial report, but the format was confusing and without Wes to explain the entries, we couldn't get anywhere with it. Request to have old format back, including the full packet (instead of just a summary spreadsheet.)

Approve proposal for Building E rodent screens: Need to see more bids before deciding this issue.

Approve proposal for 2014 reserve study and cost for attendance of reserve study provider at the July board meeting: First, we need to have the original provider correct the study at no cost. Once corrected, we will look to an alternate company to validate and update the study, but not do a full-blown new one.

Approve attorney to attend the July meeting at the disclosed hourly rate: We need clarification – does the rate of \$330/hour apply to every question we ask? If it does, we will be very conservative with future questions and each question will need to be vetted through the Board. We will likely not to pay for meeting attendance.

Ratify replacement of irrigation clock for \$525: Already done (via email) and installed.

Other business:

Do not pay any Pool House invoices unless they are reviewed and approved by Julia.

Lopez is approved. (admittedly, I don't recall what this means)

5-year payment plan is approved. (this is so we can collect the full amount owed to us, rather than a portion)

Approved "double parking" for the motorized bikes, as long as they do not extend beyond 17 feet.

The resident in I-104 is asking for our assistance with the residents of I-204. The residents of I-204 fight loudly at all hours of the day and night. (I-102 corroborated this claim) We agreed to send the homeowner a notice and if the noise continues, they will be fined daily. However, we also asked the resident in I-104 to keep a logbook of incidents and to notify the police of after-hours issues.

Check to see if Nancy was fined for the cat.

We will need to follow up on "rooting" the drains in the laundry areas. Who is responsible for cost of maintenance and/or leaks? Which unit requires the rooting?

Requesting Writ information from Clackamas Sherriff. (I believe this issue is now moot)

Next meeting, July 9<sup>th</sup>, 6:30pm.

Meeting adjourned: 7:55pm