

Oswego Ridge Board Meeting Minutes 7/9/13

(continued from Heather 7:15 p.m.....:-)

C-204, ask Wes re: status due to all the foreclosure notices on door

End of HO forum

Financials: Negative 10K for May '13; no June report available.

Jim to talk w/ Jeff

- Is there forgiveness from City of LO if water usage due to leak?
- If so, how does process work?

Board voted and ratified approval of agreement to vacate property for Conger, unit 48. Conger paid ~\$16,099.35 in back fees, so foreclosure cancelled.

Tahmassbi, unit 34 owes ~\$22,000, attorneys have been unable to track her bank accounts.

- Doug suggested having someone not from Oswego Ridge purchase one of her lotions w/ a check and when it clears we will have her banking info.
- Another option is hiring PI for \$300 to find her bank accounts.

Dry rot -- Jim to ask Wes how we proceed re: property wide inspection.

Sidewalk repair --

- Do we need arborist to assess before tree roots are cut? Jim to ask Wes.
- Bids reviewed: Oregon Concrete Solutions (dba: Sidewalk Solutions) gives more detailed estimate, but comes in higher at \$4125 v. NuWave Concrete at \$3475.25. Board expressed preference for OR Concrete Solutions.

Pest control --

- Doug to talk to Wes re: several issues, including rodent entry points, best method for control e.g., specific areas v. blanket approach.

Board ratified payment for Fisher Roofing invoice.

Board ratified approval of Wet Kat for pool maintenance.

Reserve Study Group -- Christine to be here in August meeting. Prior study had serious flaws, will discuss this with her.

Did Wes send letter to homeowners in I-204 re: noise complaints?

Cameras --

- scope (garbage areas, pool, Clubhouse)?
- need to solicit bids
- would this reduce insurance premiums?

Clubhouse -

- It is unclear how many people have access. Clubhouse was a mess when Cynthia took over coordinating use.
- Doug and Jim to change keys and code to lock box.
- Doug and Jim to look at replacing lighting w/ CFL v. LED.

Motion detector lights -- Doug and Jim to look at cost / feasibility property wide.

Item for Newsletter: please dispose of cigarette butts responsibly and safely (not on ground or in drains).

Discussed need for property wide deck and safety inspections -- deferred to next meeting.

Time of Board meeting -- can we move it earlier to ~ 5p? What works for everyone? Doug, Jim, and Cynthia can make it earlier. Will poll Heather and Julia via email.

Adjourned 8:20 p.m.

Next meeting Tues. Aug. 6th, time?