

Oswego Ridge BOD 8.19.14 Meeting Minutes

Present -

CAP: Wes Finchum

Board: Jim Stewart, Doug Ashby, Bill Schauer, Heather Wilaby, Cynthia Griffen

HO: Betsy Barry D-205, Helen Viera H-201

Call to order - 6:03 p.m.

Minutes for both 6.24.14 regular meeting and 7.19.14 executive meeting reviewed and approved by Board.

July financials reviewed

- Water usage 7% below expected (LO increased water rates 25% this year)

Board voted to renew CDARS for 6 months.

Discussion regarding major long-term building renovations/repairs:

- Cynthia asked if it is necessary to have a Management Company, Project Manager, Contractor, and Sub-Contractors given the many layers of bureaucracy and costs this generates. Is there a simpler and less expensive way to get quality work?
- Betsy suggested inviting former Board President and construction contractor Mark Stephens to future BOD meeting to get his input.
- Jim noted windows flanges need consistency in color and installation. Flashing needs to be done correctly with waterproof membrane.
- Doug asked about architectural consultation firm re: upgrades in design, construction, etc.
- Doug saw adds for Certa paint, supposed to be more durable than regular paint.
 - Even though buildings were painted a few years ago, there is peeling and mildew on areas with most weather exposure.
- Need to replace banisters with something more substantial, e.g. steel, as we have a great deal of dry rot and other issues.
- Consider Oregon Energy Trust visit to see if we are 'green' compliant in use of products, etc.; rebates available?
- Initial property wide envelope inspection done by Richard Graves. Board voted to pay \$1950 invoice.
- As of yet, no decisions have been made and no contracts have been signed for major renovations. These would not start until Spring 2015; Board has several months to solicit plans and bids from various vendors and weigh options.

Low Flow Toilets, group rates

- Bids from Beaverton Plumbing and MP Plumbing are higher than it would cost if people replaced toilets independently.
- Heather to investigate other options and compose letter to HO re: these.
- LO will issue partial rebate if toilets are disposed of properly.

Security

Clubhouse has been found unlocked twice (once by Jim and Doug; once by Cynthia). CAP to have lock box code changed.

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Repairs/Maintenance, CAP to coordinate

- Bldg G, water spigot in front needs to be replaced
- Bldg E, handrail NE corner needs replacing as it's unstable
- H-201, Helen Viera's unit, trees leaning against windows need to be trimmed.
- D-205, Betsy Barry, top stair is trip hazard, needs repair.
- Pool area issues as told to Jim by Nancy Wilbur:
 - broken flower pot that needs to be removed
 - lounge chair with loose arm
 - broken umbrella needs to be removed or discarded
 - (hose used for car washing not in evidence; actually, Doug and Cynthia checked and there is a hose by the pool that should reach to the car washing area).

[Board discussed probable need to replace poolside furniture before the 2015 season.]

- G?-104/204, Jackie McCool's unit, broken pipe in wall found during remodel. Bylaws v. Declaration (definition of common element) it is HOA responsibility to repair damaged pipes, etc., within walls. Owner responsibility starts with fixtures in the unit. Repair of this approved by Board; Wes is coordinating with HO and her contractor.

Compliance

- E-102, dog poop out on the grass x 1 week. Wes to send letter.
- Speeding in the parking lot observed by several people to be an issue. Heather to put reminder in next Newsletter.

Adjourned 7:31 p.m.

Next meeting 9.23.14 Tuesday 6 p.m.