

Oswego Ridge BOD Meeting 10/10/13 Minutes

Present: Board members - Jim Stewart, Doug Ashby, Julia Monaco, Cynthia Griffen;
CAP - Wes Finchum; 1 homeowner - Bill Schauer

Meeting called 6:03 p.m.

Review of last month's minutes:

Eliminate section under #5 "10k-25k study only..... special assessments."

Last month's minutes otherwise approved by the Board.

Discussion of items from last meeting:

- Per Wes,
 - concrete people will be excavating sidewalks Mon. 10/14/13; arborist will come Tues 10/15 to mark which tree roots can be cut safely.
 - pool company to come within next week or so re: cover, close for winter.
 - Reserve study should be done by the end of the month.
- Outer portion of dryer vents recently cleaned through Association, any additional cleaning is responsibility of owners.

Review of August financials:

- Moskovitz G202 to go to attorney for collection.
- Tahmassbi -- Board has lien on unit; discuss additional actions next meeting
Doug asked about time frames for legal action, Wes indicated no deadlines looming.
- Keeler and Wilson at attorney for collection.

Water bill issued every 2 months, due next month. Wes stated it is not clear if consumption has changed.

Wes's proposed budget reviewed with adjustments made. **Budget cannot be finalized until Reserve Study completed.** Discussed possibility of starting fee increases in Feb or March to defer financial impact to homeowners during holidays.

- LO is planning to raise sewage and water rates by 25% in 2014 (following 40% increase in 2013.)
- Jeff, landscape contractor, will not raise fees for 2014.

Board voted to hire Doug's cleaning person Terry Chesney monthly in winter, and weekly May to Sept. to clean Clubhouse and bathrooms. Doug to contact Terry to schedule. She will need to complete W-2 forms as official EE of Oswego Ridge Condo Assoc. Rate \$25/hr., 2 hr. min.

◆ Wes is trying to arrange meeting w/ Chance and Health inspector re: pool area re: violations of timer and fence repairs.

◆ Wes to inform Chance about light out over I-202.

Dry Rot: Footprints prior assessment missed large amounts of dry rot. They have submitted another bid for dry rot repair. First issues to be addressed: structural dry rot, e.g., around posts parking structure D103/104; other areas of dry rot will be taken care of later.

◆ Wes to solicit additional bids from Belfor and JR Johnson, other vendors he has worked with and recommends.

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Discussed eventual replacement of indoor/outdoor carpet on porches of some units. Carpets installed directly over plywood, which is subject to rot, etc.

Unresolved: attic ventilation in non-end units. Discussion deferred to future meeting.

H-102 renter's child ~5 y-o was almost hit by a car while riding a scooter in the parking lot.

H-104 has a child who rides unicycle, etc. in parking lot.

◆ Wes to call the owners re: rules; notice to go in Newsletter.

H-104 had bicycle stolen a week ago.

For bottom units, Doug will drill flush shell anchor for back patio decks on bottom units if they want to secure items such as bicycles, barbeques, etc. for nominal fee (\$5?).

◆ Wes to talk to Jeff re:

- Flooding/drainage issues C-104 -- look at drain rock/grading, etc. (already done ~ B-104 w/ good results.)
- Removal of summer plants.

Long term landscape architectural drainage solutions: We need engineer to assess needs and estimate costs. Doug to research schools who might want to take this on as project; per Bill Schauer's recommendation (former LO City EE), Doug to check out City of LO services.

◆ Wes to follow up with Kingsgate Condos next door regarding their water runoff which is directed to our property. (Mark had prior discussion, outcome unclear).

◆ Wes to send letters to owners of 78/79 informing them storage not allowed over parking spots.

Items for (Heather's) next Newsletter:

- no storage in parking area.
- Doug's anchor service :-)
- no children riding bikes, etc., in parking lot unattended.

◆ Wes to ask Chance to install new locks in Clubhouse provided per Julia. Julia provided keys to everyone. Code on lock box still needs changing as there is evidence Clubhouse has been used at time without permission by unknown parties who may know combo.

Next meeting: 11/5/13 Tues, 6p

Meeting adjourned 7:26

◆ Wes's action items.