

Oswego Ridge BOD Meeting
11/5/13 Minutes

Present: Board Members - Jim Stewart, Heather Willaby, Julia Monaco, Doug Ashby, Cynthia Griffen

Called to order: 6:03 p.m.

Per Wes's email 11/5:

1. Larry Markowitz sent to attorney for collections, \$1831 #78 (Obtaining addresses for each account still outstanding.)
2. H-102 & H104 owners have been notified of children playing unattended in parking lot, have stated they will relay to residents. (Issue has not recurred recently.)
3. Wed. 11/13 Clint from JR Johnson Construction and Steve from Belfor construction to look at mass repair needs; Jason from Schwindt will be here for visit for reserve study.
4. Kingsgate Condos: Wes has started conversation with Hallie Bradford at CMI - their management company - re: drainage issues.
5. Wes arranging meeting w/ Health inspector and Wet Kat re: issues cited for pool. Wet Kat to address location of spa controller. All issues need to be addressed before we open 2014.

Financials, Delinquent accounts;

- Natalia Demyashkevich \$1000 behind, #41
- Marianne Calcagno, #42
- Conger starting to let fees lapse.

Board discussed:

- ★ Dry rot bids -
Still awaiting bids from companies other than Footprints, e.g., JR Johnson, Belfour. Heather sent link from MPHOA website with list of other contractors used by other HOAs for consideration: e.g., Westcoast Painting and Construction.
Board voted to eliminate Footprints from consideration for job.

- ★ Wes to ask Chance to shore up carports with dry rot temporarily while we are collecting bids.

- ★ Chance needs to install new locks in Clubhouse.

★ Planning on changing code on lock box, inform Wes;
Also have Chance install new lock box installed inside Clubhouse for additional keys for storage closet, etc.

- ★ Wes to have landscapers:
 - Remove summer plants
In addition:
 - Clean out downspouts on a regular basis
 - Reminder not to blow leaves out in MPHOA common area to avoid fines; leaves need to be bagged and removed.

★ Wes reports letter sent to residents of #78 re: items over parking space. However, husband had died, wife has moved. Board requesting Wes to have Chance remove items and through away.

- ★ Wes please ask Chance to insulate water pipes in Clubhouse.

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Did Wes send out Newsletter to email list? Members of Board did not receive it.



Jim to call Jeff re: staged landscaping. Consider catchment system for irrigation.

Doug suggested for future Halloweens, use pumpkin stickers as code to determine which units welcome trick-or-treaters.

Speeding in parking lot, by resident in bottom unit w/ E black SUV Lexus. If it occurs again, get license plate and put him on notice for fines.

Realtor bought the empty unit C-204.

Newsletter Item: Residents Contact Doug for installation of Eye-bolt lower units

Heather report on MPHOA meeting:

- first meeting — somewhat unstructured; hopefully future meetings more focused. Heather offered to continue being liaison.
- other HOAs have put up sign saying they have surveillance cameras in garbage / recycling areas (w/out actually installing cameras) with some results.
- parking policies: requiring guest passes not recommended — expensive, creates animosity, ? effective
- MPHOA website has list of contractors others have used and recommend (as noted above.)

Next meeting, combine w/ Holiday Party: Tuesday 12/10 6 p.m.

Adjourned: 704 p.m.