

## Oswego Ridge BOD 11.25.14

**Present:** HO — Mark Thompson; Eileen Brooks; Geri and Jim Flemming  
Board: Jim Stewart; Doug Ashby; Heather Wilaby; Bill Schauer, Cynthia Griffen  
CAP: Wes Finchum

Call to order 6:04

Minutes from last meeting approved; Bill wanted it noted that the paint on E building is still mismatched, CAP to look into this.

### **Financial Review**

October Financial statement reviewed and approved.

\$299 fee for painting E building should be credited for the revision.

Board wants to see invoices over \$1000 before paid; Wes confirmed this is already the policy

2015 Budget reviewed and approved.

Increase of HO monthly assessments ~ \$20 / month from March - Dec. 2015 approved.

Water costs may go up 25% next year.

### **Maintenance**

Recycling - CAP to remove cardboard recycling from front recycling center and direct people to go to larger cardboard bin near the pool.

Buildings ~ 30 years old, all need envelope inspections; hand rails and deck railings no longer to code (can't get hand around railing)

Plan to renovate 1 building/year (at this rate will take 9 years to do all buildings); need to maintain adequate balance in Reserve Fund.

Will Mountain Park HOA allow us to do 1 building at a time?

As part of each building renovation:

- Windows need to be replaced to improve structure and look (in units where HO have not done so in the last few years in compliance with HOA standards); HO need to pay for windows; HOA can pay for installation.
- Waterproofing needs to be done 6 inches up from ground - wood.

Jim and Bill met with Morrison Hershfield who provided bid \$6500 for design.

Board noted there are no pictures of proposed or prior work w/ Morrison Hershfield bid. It is unclear why they were unable to meet with entire Board @ our usual 6p. meeting time.

We will need at least 2 more bids for design. Possibilities include:

- Forensic Waterproofing Consultants; Mark Rose
- Alliance
- Colleges or Universities with architectural departments

Wes to create scope of work based on MH proposal.

Board to have work session in December to sketch out what we want.

## Oswego Ridge BOD 11.25.14

We need to put out RFP to contractors for the actual work. Possibilities include:

- ORPIN Oregon Procurement Information Network on Oregon.gov website. (Per Heather, can put out RFP and any contractor can bid on work, but unclear if this only for Gov't agencies.)
- City of LO has similar site (per Bill.)

Sidewalks need to be examined, but building envelope inspections higher priority.

With recent freeze, both Heather and Cynthia fell on ice. In the future, landscapers will de-ice common areas during freezes; sacks of magnesium chloride available for HO to de-ice personal walkways and stairs, available under covered area near pool, residents need to bring own containers. (Info to go in next Newsletter per Heather.)

### **Compliance**

Wes to check on whether HO need to notify Board before renting out units.

We need to have at least 50% owner occupied units in order for prospective buyers to qualify for FHA loans (which allow downpayment < 20%.)

Per Wes, vote of owners needed to require all owners to stop renting units, and this has to go through owner mail-in ballot.

Individual "For Sale" and "For Rent" signs need to get approval by MPHOA. Recently, some have appeared at entrance to complex without approval. Info re: this to go in next Newsletter.

Nancy Wilbur

(Jlm, Heather, and Cynthia met with Nancy's sister, Susan. She and their brother encouraged us to call police if there is intrusive behavior by Nancy. Otherwise, it is difficult to get her help under existing laws.)

### **Misc.**

Holiday party 4p.m. 12/28 Sun. HOA to provide wine, beer, snacks; HO can bring additional dishes if they want.

Hottub open through the winter, Heather noted people are using it. We have a new cover and people are better about putting it back on.

Newsletter to include info on de-icing, Holiday Party, hot tub, need for signs to be in compliance w/ MPHOA.

Next meeting Tues. 12/16 6 p.m.

Meeting adjourned 7:23 p.m.