

Oswego Ridge BOD Minutes 12/10/13

Call to order 5:57 p.m.

Present: CAP — Wes Finchum; Board members — Jim Stewart, Doug Ashby, Cynthia Griffen
HO - (brief appearance) Claudine Werner

November minutes reviewed and approved.

- Larry Markowitz account — #78, we have lien on property (3rd in line after bank, taxes); success questionable given his recent suicide, wife has moved.
- H-102 Jim mentioned a lot of traffic in and out, questionable illegal activities. Wes to contact owners re: concerns. Board will consider contacting LO police in the future if indicated.
- Wes to meet w/ Health Inspector 12/11 re: pool, and will look at drainage issues from Kingsgate Condos. (Jim and Doug showed him areas of concern after Board meeting.)
- #76 carport — tree removed from overhead; tiles remain.
- Graduated landscaping with drought resistant plants — on hold for now as we need to address more pressing business.
- Claudine Werner F-105 requested hedge along her window either be trimmed regularly or be removed/ replaced with something low maintenance that will not obstruct her view. Wes to follow up with landscapers.

*****LO Water rates have gone up 40% this year, and are scheduled to go up 25% next year.**

Possible interventions to help offset costs:

- Have all HO put in low flow toilets or pay higher assessment. Wes to talk to Beaverton Plumbing re: logistics of possible group discount for HO, as well as how much this is likely to reduce water usage.
- Discussed logistics/cost of putting wireless water meters in each unit. Wes explained we would need 75% HO approval to make this a requirement. Must be done through regular mail / in person; email not sufficient. Process laborious; could take up to a year even if successful.
- Cutbacks in irrigation done in August w/ repair to underground leak; too early to see how much of effect as water bill every other month, and irrigation stopped in the Fall.
- Have someone from LO come speak (again) on lowering water usage.
- Dry Rot: most urgent areas 1) carport near D building, 2) northwest corner of E building. Bid will be in by tomorrow from Jason @ Rau Construction. Dillon Construction has provided bid. Footprints not in the running. Other dry rot can wait until next year.
- Electrical damage due to Sidewalk Solutions. Wes will request reimbursement from them after all costs for electrical repair work known (temporary and final).
- Briefly reviewed Reserve Study and proposed budget. Wes will ask Jason with Schwindt to be here for the 1/14/14 meeting to review items in question on Reserve Study.

Oswego Ridge BOD Minutes 12/10/13

- Next meeting Tuesday 6 p.m. 1/14/14 focused on Reserve Study and 2014 budget / HO assessment increases (effective 3/1/14).

Close 7:07 p.m.

- Action items for Wes (many already in progress).