

## Oswego Ridge BOD 12.19.14

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

HO: Claudine Werner

Call to order: 6:03 p.m.

Minutes from 11.25.14 reviewed and approved.

### **Building Renovation:**

- + Construction scope needs to be established before architectural plan.
- + Board will come up with scope of work needed (not Wes.)
- + Can use envelope inspection by Richard Graves as baseline.
- + **Board members can send list of items to Cynthia, who will compile.**
  - + no dry rot
  - + everything to code
  - + waterproof base
  - + ADA compliance(?)
- + We should not be paying for bids.
- + Cynthia will check to see if you can solicit bids on Angie's list (you can't, you just research contractors and their ratings yourself.)
  
- + Sidewalks and asphalt will need to be redone after building renovation.
- + Landscaping and improved drainage will be last phase.
  
- + **MPHOA meeting 3rd Tuesday of each month; next 1/20/15;** OR Board members should try to attend to find out if they have guidelines we need to comply with, get recommendations for contractors, etc.

### **Financial Review**

#### **+Delinquent accounts**

+Tamassabi —

Owes almost \$20,000

Doug notes she may be working as a translator for Multnomah Co.

Board would like CAP to pursue option #2 on 7/24/14 letter from attorneys

“Hire different investigator that we use to locate possible bank account in OR....”

+ Kim Wilson's husband Donald is the name on unit —

Owes ~ \$4300

Board would like CAP to pursue option #1 on 7/24/14 attorney letter

“Hire an investigator to locate and confirm employment....”

+ Jeff Conger

Has asked for forgiveness of late fees.

Board voted to forgive 50% of late fees (not the portion that goes to CAP) this time only  
CAP to send letter.

+ Leah Keiler —

Has also requested forgiveness of late fees

Board voted to forgive 50% of late fees (not the portion that goes to CAP) this time only  
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**+ Paint E Building:**

Pacific Coast initial estimate was \$200 for total cost to paint repaired areas of E building. We have gotten 2 invoices from CAP for \$300 apiece (after CAP said they could do it more cheaply than Pacific Coast.) This needs to be discussed with Wes.

**+ Reliant Bill**

Jim to ask Wes about Reliant bill for F building \$2000. Board had no notification of this "emergency" on 12/3. **As noted in 11/25/14 minutes, invoices over \$1000 should be approved by Board before payment.**

Otherwise, Financials Nov. '14 approved by Board.

**Compliance / Safety**

Sparks observed coming out of chimney in "I" building. People should not be burning large amounts of paper in fireplaces, and should have spark screens.

**HOA party** postponed to Annual meeting.

MPHOA meeting Tuesday 1/20/15 7p.

Next Oswego Ridge BOD meeting Tuesday 1/27/15 6 pm.

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Adjourned 7:20 pm