

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
June 20th, 2019 at 6:30PM

Present: Sarah Hanley, Lyle Maichel, Claudine Werner, Shannon Hylton

Approval of Minutes: Sarah moved and Lyle seconded approval.

Review of Financials: Shannon reported that April information was available that night and May Financials will be available soon. Shannon explained a note she had included about suggested action with excess funds. Sarah moved that the excess funds be put into a higher yield account. Lyle seconded. The motion passed.

Landscape Committee Report: Lyle reported that many sprinkler head problems still existed even though some work had been done. The workers will be back. It was reported that the tree trimmers had been here and did some much needed tree trimming, but Lyle and Sarah said more trees should have received attention. Lyle thought the supervisor, Adam, should come to see what else needs trimming. Lyle reported that the mowers didn't finish the lawn around Building C because of a smoldering fire near Unit 101. The fire was reported to Lyle who watered the area. At the time of the meeting, the area was still smoldering. The mowers will return on the next day to complete the mowing around Building C.

Maintenance Items: Forensics has completed their review of all the buildings and done the spot maintenance tasks per their contract. To have Forensics return for any reason, an hourly rate of pay would be involved. Some residents have reported staining of upper decks. Potted plants on upper decks need to have a saucer of some sort under them to keep discolored water from collecting on the decks. Lyle said he would find some directions for residents about maintenance of the upper decks. Problems exist with the spa jets. Shannon was able to find a company willing to work on the problem. Sarah will speak to the weekly contract worker about doing a more thorough job of regularly cleaning the downspout screens. Shannon discussed other maintenance items of chimney cleaning and dryer vent cleaning. She will search for companies who can do such work and report their prices to the Board. Cynthia will contact last year's window washer to determine some dates for doing the windows in here. She will put a notice on the bulletin board so occupants will be able to arrange their own window washing dates and times.

No Smoking Survey Report: Results of the survey, with half of the owners responding, shows 65% of respondents say yes that Oswego Ridge Condominiums should become an entirely smoke free community. And 35% of respondents are opposed to Oswego Ridge becoming smoke free. Lyle reported that Mountain Park regulations say no smoking is allowed on the common area anywhere in the community. And Mountain Park regulations over-ride the regulations of individual homeowner associations. The Board was reminded that residents are allowed to smoke in the privacy of their own homes. Sarah reminded everyone that Oswego

Ridge is a shared dwelling community not an individual home. Smoking inside may affect adjacent units. Shannon explained the requirements needed to create a resolution or a change in the by-laws if the community wishes to move to a smoke free entity. Shannon will check with the attorney about change requirements and send a preliminary report to the Board.

Reserve Study: A new reserve study needs to be done now that all construction tasks have been completed. Shannon will arrange a date and time for Matthew to come to Oswego Ridge and conduct the study.

Next Meeting: August 13, 2019, at 6:30 PM will be the next meeting.

Open Forum: Natalya said to be sure and count the smoldering fire behind Building C as an offense. The Board agreed. Lyle suggested an interior update to the community building itself. Discussion followed about the necessity because not many residents use the space. Perhaps if the decor was more appealing, more usage would happen. At least updating the bathrooms should happen. Perhaps a more simplified process of signing up to use the community building (such as the web page) would encourage more usage.

Adjournment: Claudine moved and Sarah seconded the end of the meeting at 7:31 PM.