

MINUTES FOR MARCH 9, 2021 MEETING

Board Members: Pam Cowles, Sarah Hanley, Ronda Haas-Huntze, Erin McCann, Claudine Werner

CAP representatives: Michelle File and Jillian Lowery

Owners: Kevin Holmes, Kerry Calcagno, and Louise Lowe

Call to Order: At 6:31, Pam called the meeting to order. Pam requested the approval of the minutes from the November 30, 2020 meeting. Sarah seconded. Minutes approved.

Old Business:

1. The fence between a residence of adjacent neighborhood and Oswego Ridge was repaired on March 3.
2. An ARC request for a heat pump installation at Building C was approved.
3. Procuring a large letter E for the end of Building E is ongoing. Pam asked for three bids and only one company has responded. And that response was incomplete. Pam will continue working to acquire a large E.
4. The directional sign of the location of the various buildings on the property has been enhanced with red neon tape. The result is very effective and visible at night.
5. Replacement of the lightpole was discussed at the end of the meeting, but belongs here. Further work should be happening soon. Summit Restoration did compromise and reduce the price of the invoice a bit

New Business:

1. The squirrel situation in Buildings A and E must be addressed. Photos of the attics were noted and discussed. The need for trees to be trimmed back from the roofs is one part of the solution. The feeding of pets outside and hanging bird feeders also contribute to attracting animals to the roof areas.

Pam has communicated with two arborists, General Tree and Arbor Pros. One gave an incomplete bid and the other has yet to respond. Pam will continue working with them.

Ronda said she has the contact information for Forensics, the management company that supervised the replacement of the building exteriors. The Forensics manager assured Kevin they would adequately protect the roodlines from the squirrels.

Discussion of an animal feeder resolution followed. Pam and Michelle hesitated to notify the owners and residents of the need to discontinue the feeding of pets outside and hanging bird from decks and trees. The resolution was tabled.

2. Property Maintenance for exterior tasks was discussed. HOA Services is the current provider. Cascade Services sent a bid for the work. Their price is less than HOA Services and Sydney, our former CAP representative, was pleased with their work at other locations.
3. 2021 Pool Season guidelines were sent to the Association. To avoid fines, the Association must follow all protocols. The water must be checked every four hours for example. One household at a time may use the pool within a scheduled time period. Ronda suggested keeping the cover over the water to avoid tempting residents to take a dip.
4. Sarah said there is a need to change the lock to the gated pool area and issue new keys. Somehow the clubhouse is being accessed and left in messy conditions. Pam testified that she has seen several examples of messes left inside the clubhouse.
5. Landscaping discussion began with Pam saying she would like to obtain bids for extra jobs that need to be done on the property. Kevin offered that he thought Brightview has done a decent job.

Call to adjourn was made by Pam. The next meeting will be held in two months unless an urgent matter arises. Sarah so moved and Ronda seconded. The meeting ended at 7:40.

Respectfully submitted,

Claudine Werner