

Board Meeting Minutes

Oswego Ridge Condominiums

Present: Pam and Tom Cowles, Sarah Hanley, Natalia Reinhardt, Debbie K, Ronda Haas-Huntze, Claudine Werner, and Michele File from CAP.

On April 7, 2021, at 1:05 PM, Pam called the meeting to order. Pam moved that the previous meeting's minutes be approved. Sarah seconded. Minutes accepted.

New Business

1. Pam moved that we approve the bid submitted by Arborist Pro for the trimming of the tree limbs 4-6 feet away from the buildings. Their price quote is \$4,200. Sarah seconded the motion. Motion was approved.
2. Re-Keying the pool area. Much discussion followed about the various courses of action to take regarding the re-keying of the pool area even though there are no problems with the pool area. Sarah has the list of homeowners who have received pool keys. Natalia suggested that a letter be sent to each owner asking them to verify if they have a working key. Sarah moved that the letter ask each homeowner if they have a key to the pool area and what number is on the key. The letter should include a form for each homeowner to sign acknowledging their key, verifying that it works, and informing them of the possibility of a fine if they duplicate the key. Pam seconded the motion and it was approved. The problems with the clubhouse will be addressed with the

service people who enter.

3. Wildlife invasion of Building A, E, and H. Michele explained the process and cost. The cost per building is \$175. We volunteers could monitor the traps ourselves. When an animal is caught, we notify the company and he will pick up the animal. Each visit to Oswego Ridge is \$60. Pam moved that Wildlife Removal be hired to trap the animals in Buildings A, E, and H. It was seconded by Claudine. Motion approved.
4. Repair of the soffits is being discussed with I and E. Michelle will pursue this further.
5. Phone line repair in Building H is necessary because of the animals in the attic. Debbie reported that her kitchen phone doesn't work because the wires have been chewed through,. After the animals have been removed, the line can be repaired. Pam moved that Ziplly do repairs on the lines after animals removal. Ronda seconded and the motion was approved.

Other Business

1. Pam and Claudine reported what Jean Jung of Brightview said of the condition of the soil surrounding the current position of the lightpole at the entrance. To create a more solid base for the light will be more expensive. Pam is discussing this with Summit.
2. Debbie reported she sees significant moss on the carport roofs in front of her building. Claudine moved that the moss be removed. Pam seconded and the motion was approved. Michele will seek bids for gutter cleaning and moss removal.

Next Meeting is May 11 at 6:30 PM

Pam adjourned the meeting at 2:16 and Natalia seconded.

Submitted by Claudine Werner