

AUO of Oswego Ridge, a Condominium  
Meeting Minutes  
Annual Meeting  
March 13, 2018

Call to Order: 1903

Present: Jim Stewart, Sarah Hanley, Austin Phillips, Gerry Mains, April Phuong, Wes Finchum, Shannon Hylton, Heather (CAP), Jason Grosz (VF)

Heather and Shannon certified the proxies. 26 owners present either in-person or by proxy, exceeding the quorum of 20% of owners.

Wes certified that notice of the Annual Meeting was sent at least 10 days in advance.

Minutes from the 2017 Annual Meeting were reviewed. Ronda Haas-Huntze motioned to approve the minutes, Brenda Hubbard seconded that motion, and the minutes were approved unanimously.

Wes reported out on the 2018 YTD finances. YTD, the association has a 2.6% surplus, and only one account is past due.

Board reported out on the Capital Improvement Project. The project is at substantial completion, and the walk through is estimated to begin in the next few weeks. The estimated completion date is mid-late April. Once the project is 100% complete, the board should make a list of priorities for what to do next and discuss it with owners.

Election of board members. Three seats up for election, and four candidates (Lyle Maichel, Sarah Hanley, Claudine Werner, and Brenda Hubbard) expressed interest. Jason requested that a neutral party be appointed to inspect the election, and so Natasha Reinhard was appointed for this purpose. Lyle, Sarah, and Brenda were elected to the board.

Vote on Tax Resolution 70-604 (regarding excess income and the application of it). April Phuong motioned to pass this resolution, Austin Phillips seconded it, and the motion passed. Sarah and Austin signed off on it.

No unfinished business.

New business.

Brenda Hubbard inquired about smoking outdoors and neighbors' use and enjoyment of their units. Jason stated that there are two options. The board of directors can adopt a resolution to prevent owners/tenants from smoking on patios/balconies/other limited common elements. The other option is to place restrictions on smoking inside units but doing so would require the approval of 75% of owners. This can be re-visited at a future board meeting.

Ronda inquired about board communication. Jason advised her that any time a quorum of the board is present and making decisions on substantive issues, it should be done in a public place. Regarding the use of email, there should not be any reply all communication with 3+ board members. There can be executive sessions to discuss issues that should be handled privately (such as collections and contracting).

Election of officers for the board of directors. Sarah Hanley motioned to appoint Austin Phillips as Secretary, Austin accepted, and the motion passed. Brenda Hubbard motioned to appoint Sarah Hanley as President, Sarah accepted, and the motion passed. Gerry Mains motioned to appoint Lyle Maichel as Treasurer, Lyle accepted, and the motion passed.

Landscaping Committee was discussed. Brenda and Sarah were advised to work with the landscaping company (Brightview).

Privacy walls were discussed. The majority of owners voted for them.

The windows were discussed. Wes confirmed the invoices would be sent soon, and that owners would have six months (i.e., until 9/30/2018) to pay.

Meeting adjourned at 2012.