

**AUO of Oswego Ridge  
Board Meeting Minutes  
March 7, 2016**

Meeting called to order at 6 PM. All board members present and Wes Finchum, Community Manager from Community Association Partners. Approximately 25 residents were present.

Meeting began with a presentation from Rob and Tim from Forensic Building Consultants. Flashing is missing in many areas on the buildings and there is quite a lot of deterioration because of reverse waterproofing and poor drainage. Much of the damage is structural. Transitions were essentially gone wrong from the onset. Some of the beams were measuring at 100% saturation and any amount over 20 is bad. The original windows were not properly done and there is rot present. Many of the new windows were also checked and regardless of the manner in which they were installed, they were still done incorrectly and allowing for water intrusion. A full re-clad, rather than a targeted repair, is likely.

Estimates from contractors will be expected in late April, which the board will review and determined next steps.

The floor was open to owner questions for Forensic Building Consultants.

Meeting adjourned at 7:25 PM.