

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
August 13th, 2019

Meeting was called to order at 6:32 PM. Sarah, Lyle, Shannon, and Claudine were present.

Sarah moved that the minutes be approved and Lyle seconded.

For current financials, Shannon suggested we hold off on questions until after a review which must be postponed tonight because of late delivery of information. Sarah approved and Lyle seconded.

Old Business: A review of past due accounts was presented to inform the Board of the situation. Sarah asked if another column could be added to point out the balances of the past due window installation accounts. Shannon agreed that would be done.

Shannon led us through a review of her Action Tracker items. The ELD tests for two decks was discussed and the late fees for the windows.

Bids are being requested for chimney inspections. The HOA ~~Owners~~ will be responsible to pay for cleaning of the chimneys if deemed necessary.

Shannon will check with the city of Lake Oswego to see if they will clean the outside drains before seeking bids for that task.

The Association is still waiting for the spa jet repair costs estimate.

Cynthia received her reimbursement check for service calls on her heat pump that had not been properly re-connected during the placement of siding. A check for damages will be cut soon.

The lint screen situation was discussed. Sarah will check with residents regarding the regular cleaning of dryer lint traps.

New Business: The window screens in two units can't be put back. They seem not to fit. Sarah will take a look. Perhaps some extra screens are available.

The HOA handyman has been showing up and performing the requested tasks.

Sarah reported on a proposed mediation session for a difficult situation with an owner in ~~in the~~ ~~area of~~ Building F. Applying fines may not solve the problem.

Claudine will contact Rebecca about failure to correct ongoing landscape problems. Perhaps a personal visit on her part might help.

According to an inspector, a resurfacing of the pool should be done in 2/3 years. Shannon will check the Reserve Study to verify if that is a correct amount of time.

One last mention was made to request, again, from Forensics, a flyer that provides information about the maintenance of the decks in order to avoid problems.

Sarah volunteered to help Claudine replace the weatherstripping piece that fell off recently from her door.

The next meeting will be on October 22, 2019.

At 7:12 PM, Sarah moved that the meeting be adjourned. Lyle seconded.