

Association of Unit Owners of Oswego Ridge, a Condominium
Board Meeting
March 29, 2010
7:00 pm Clubhouse

Board Members Present: Julia Monaco, Jim Stewart, Nancy Wilbur, Rand Wilhelmsen and Kim Wilson.

Board Members Absent: None.

The Board meeting was called to order at 7:00 p.m.

Andrea Klopfenstein verified that a quorum of the Board was present.

Kim Wilson was elected President, Julia Monaco was elected Treasurer, and Jim Stewart was elected Secretary.

Ronda Haas-Huntze presented her carpet issue to the Board. After much discussion, the Board unanimously approved having her unit retested to ensure the water intrusion problem was sufficiently remediated. The Board also approved reimbursing Ronda \$1,300 for new carpet and pads in both affected bedrooms. Andrea will have a check cut with the next AP cycle.

The Board discussed the list of maintenance items prepared by Community Association Partners. It was moved, seconded and approved to have Ben in unit B102 take care of some of the items on the list at \$15/hour, with the caveat that the list items are to be proposed by Julia, refined by Kim, and subject to veto by any member of the Board. Andrea reminded the Board that they should only be using licensed and bonded contractors for work in their community and that these contractors should further have condominium insurance.

The meeting was adjourned at 7:45 p.m.

Submitted by,
Andrea Klopfenstein