

AUO of Oswego Ridge, a Condominium  
Board Meeting Minutes  
April 10, 2018

Call to Order: 1833

Present: Sarah Hanley, Brenda Hubbard, Lyle Maichel, Austin Phillips, Jim Stewart, Wes Finchum, and several owners

Minutes from March 5, 2018 and March 13, 2018 meetings discussed. Brenda motioned to approve, Austin seconded, and the minutes were approved.

March financials discussed and approved. Association operating on a 14.9% surplus for the month, and only one account is in collections. Wes brought up the idea of reducing the amount in the Capital Reserve account to below the FDIC-insured limit (\$250,000) and moving the excess (\$209,226.21) into a CDAR account. Options for CD are 4 weeks, 13 weeks, 26 weeks, and 52 weeks. Given the upcoming repairs that will need to happen (electrical, landscaping), the 4-week CD makes the most sense. Brenda motioned to approve this idea, Austin seconded it, and it was unanimously approved.

Construction update from Jim Stewart. Rene and Alex are on leave this week. Currently, we are on a punch-list basis, and the walk through with the Board of Directors (BOD) will be April 21. Forensic will join for this. The unit numbers will be installed next week. The remaining window screens are on back order. The gutters will need screens. The gutters outside E building already have leaves in them.

A couple owners reported some issues (paint on carpet, run in carpet, outlets not working). Wes advised these owners to email Shannon at CAP so that we can gather data for I&E on the issues. Sarah asked Wes to email all owners to instruct them to email Shannon with these issues.

Some of the carport lights are out, as well as power to the irrigation system. Wes was instructed to contact Christensen to get them to come ASAP to fix this. (Wes and Jim to touch base offline.)

Rules. The BOD is looking into putting together a reminder of the association's rules to send out on an annual basis. A couple owners reported issues with garbage and recycling. Wes is going to contact Republic Services about new stickers for the garbage and recycling bins.

The Landscaping Committee met on April 6. Glenn from Brightview attended. The committee is waiting to see how much money we have before proceeding. In addition, we need an estimate of repairs to the irrigation system, which cannot happen until power is restored to the system. Brenda requested that owners email her with any feedback for the project.

Other business. One owner reported an ant problem, and another owner suggested that he use cinnamon oil. There is also an issue with the cable wiring and updating it. Comcast will update this if the BOD approves it. Jim has the information on this and will bring this issue to I&E so that it is done to the proper standards. Another owner asked about the new shut off valves for water heaters. Jim said that the plumber still needs to come out.

#### ARC Review Hearing.

- Issue:
  - A203 installed ductless heat pump in December
  - A103 argued that it was not visually appealing and wants it moved to A203's deck.
  - CAP initially gave A203 until March 31 to move it
  - A203 requested hearing
- A203 – represented by Leon Drennan (co-owner) and Dyllan Erickson (fiancée of John Drennan)
  - Plans called for the unit to be placed on the deck.
  - The installation company (ABLE) put the unit on the ground, because the decks were not complete at the time of the installation
  - Agree that the pump is in a terrible location
  - Want ABLE to move it.
  - Leon agreed to have his attorney call ABLE tomorrow morning about moving it, and will relay response to Wes
- A103 – represented by Todd Salvo (owner)
  - Has a problem with the location of the unit (so does the owner of B101)
  - His consent for the unit was not obtained
- Result:
  - A203 owners are to resolve the issue as soon as practical, but no later than May 31
  - BOD approved this

Meeting adjourned at 1951