

**Oswego Ridge Homeowners Association
Board of Directors Meeting
Monday, January 25, 2010
6:30 PM Clubhouse**

Directors Present:

Arlene Stebbins
Nancy Wilbur
Kim Wilson
Julia Thomas (left at 7:10pm)

Homeowners Present:

Curtis Loutan
Jim Stewart
Cynthia Griffin
Betsy Barry
Claudine Werner

Guest Speakers:

Kevin McCaleb, City of Lake Oswego Conservation Specialist
Ken Sorensen, Home Depot

Agenda:

Call to Order: 6:35 PM
Chair, Arlene Stebbins

Home Depot, Ken Sorensen on Windows

For the past 11 years Home Depot has been replacing windows in the US. Gave overview of windows and warranty. Warranty stays with the windows – passes to future owners.

LO Water Conservation, Kevin McCaleb:

City of L.O. on tier rate and will increase approximately 10 to 15% going forward annually.

Source of water supply to LO is the Clackamas River.

-Arlene inquired about installing water meters in homeowner's units
-City of LO will most likely give credits for replacing low flow toilets (look for special) & free low flow shower heads/faucets available now—walk in City Hall 3rd floor to pick up.

Review of last meeting:

-Financials are OK
-Garbage and water are out of sync
-Reserves are solid
-8 owners are not paying association dues—sent to Lawyer
-Leak in building B underground
-Letter from Mtn Park Rec Ctr to register to use facilities

New business:

- Gutters are overflowing badly—Arlene to have management company take care of
- Condos need to be repainted, probably this summer. Colors to be presented to homeowners and majority will choose color
- Need 50% of homeowners present at 3/1/2010 meeting (annual meeting)

Homeowners Forum:

- G101 entrance water is pooling. Homeowner, Jim Stewart, suggested installing another drain.
- Curtis Loutan G201 wants to replace windows. This will require Tuscan trim and same design of former frame
 - He is approved and is excited about the tax credits--installation by Home Depot
- Betsy Berry D205 inquired about paying for water meters
 - Informed one dead tree by pool
 - Informed that she saw a coyote in complex at dusk
- Claudine Warner informed that recycling cannot be put in plastic bags use paper
- Cynthia Griffin informed mice in walls at B201

Next meeting:

Monday March 1, 2010 6:30 PM

Adjourn:

7:30 PM