

AUO of Oswego Ridge, a Condominium
Board of Directors Meeting
November 16, 2009
6:30pm Clubhouse

Directors present: Arlene Stebbins, Nancy Wilbur, Julia Monaco
Directors absent: Kim Wilson, Karen Lopez
Homeowners present: Doug Ashby, Barb Brooks, Claudine Werner

Meeting was called to order at 6:35pm.
The minutes of the September 21st meeting were approved
Reviewing the financial statement was discussed - the high water and electric bills that exceed budget and the \$9k that is outstanding because some homeowners are not paying HOA dues.

Old business: the branches were cut on the back of the D building.

New Business: Doug Ashby presented the results of his meeting with a representative from the Oregon Energy Trust. Advised not to change exterior lighting as what is in place is adequate and not causing excessive charges. Told that if 5+ homeowners replaced windows meeting the energy guidelines there would be a rebate. Insulation in the second floor ceilings is not current code - although it was code when the buildings were built. To have insulation blown in to meet current code would cost \$588 per unit- if 5+ homeowners did it, there would be a 25% rebate. There is a rebate for new water heaters and kitchen appliances - again if 5+ homeowners do this. Oregon Energy Trust will install energy flow devices in bathroom/kitchen free if 5+ homeowners request. We will put this to homeowners in a newsletter to go out soon.

Oregon Energy Trust noted there were some new installation windows that do not have the trim around them painted. We would like CAP to let us know if we have any exterior paint available so those homeowners can paint their window wood.

Doug asked if we could get water meters installed per unit since the water intake is located in the storage rooms on everyone's patio. CAP must advise us on this issue.

There will be no December meeting. Next meeting will be January 18, 2010 at which time Kevin McCaleb from LO Water conservations will be the guest speaker. To ensure a large attendance, it will be advertised as a BOD meeting and wine tasting!

Meeting adjourned at 7:15pm.

Submitted by Nancy Wilbur via Arlene Stebbins