

Association of Unit Owners of
Oswego Ridge, a Condominium
Board of Directors' Meeting
November 17, 2008
7 PM - Clubhouse

Directors Present: Arlene Stebbins, Julia Thomas
Directors Absent: Cynthia Griffen
Homeowners present: Liza Taylor, Karen Lopez, Kim Wilson
Guests: Andrea Klopfenstein, CA Partners LLC

Agenda:

1. Call to order - 7:35 pm
2. There was a review of issues presented by homeowners at the homeowner gathering held in October. Andrea reported that all of the issues are resolved except for the painting and the chimney cleaning. She reported on the evaluation of landing and railing status. She was asked to acquire two estimates for this repair. Upon presentation to the Board, the Board has given approval to begin repairs on the lowest bid.
3. The financial report was not available.
4. Board member Cynthia Griffen has asked to be replaced due to medical difficulties that prevent her from participating. The Board moved to appoint Kim Wilson to that position.
5. To avoid unnecessary bills for inappropriate recycling done by homeowners unable to follow simple placement instructions, the Board has approved Karen Lopez as on-site recycle oversight. She will ensure the accuracy of items in bins prior to the arrival of Rossman. The Board will pay her \$15 per hour for her time. It is expected that will not exceed 5 hours per month.
6. Owners have requested paint to touch up areas where there has been window replacement or other minor repairs. We agreed to wait until all the landing and railings are installed, then buy exterior paint in a quantity to handle replacements and homeowner requests.
7. The Board asked Andrea to contact Oregon Electric to determine why the exterior lights are on during daylight hours.
8. The Board approved the budget submitted by Andrea so payment documents will be going out to owners with the very slight (\$2) increase on Association dues.
9. Next Board meeting will be the January 19, 2009 – 7 pm in the clubhouse.
8. Meeting adjourned at 8:00 pm.