

AUO of Oswego Ridge, a Condominium
Board of Directors Meeting
Monday, June 15, 2009
6:30pm - Clubhouse

Directors present: Arlene Stebbins, Nancy Wilbur, Julia Thomas, Nancy Lopez
Directors absent: Kim Wilson
Homeowners present: Don Sarin, Liza Taylor, Betsy Barry, Barb Brooks, John Howell, Cynthia Griffen
Guests: Andrea Klopfenstein

Meeting was called to order at 6:30pm

The minutes of April and May meetings were approved as corrected. Motion made by Arlene, seconded by Julia.

Andrea gave a financial review detailing monthly income vs. expenses. She explained the unusual expenses of the month: irrigation, building repairs, solar. Through April 30th, we have paid approximately \$20,000 from reserves on needed repairs - using the capital expenses reserves. Overall, the financial status of the homeowners' association is operating within budget.

Old Business:

1. Solar has been installed and we are withholding final payment until Mr. Sun Solar does a final clean-up from installation and reviews the operations of the system with Julia.
2. Building maintenance - deck replacement- is ongoing. Painting on new decks will be done in the late summer as the wood must cure.
3. Approximately 50% of the complex has complied with the washer-hose replacement.
4. Landscaping and irrigation issues were discussed with much input from homeowners. We have an issue with the length and sprinkler direction of the system. Julia will contact 7-Dees to correct these issues. The building-touching tree branches was discussed. Homeowner John Howell has a tree-cutter tool and it was approved to allow him to trim the branches as a private contractor and submit a bill for \$15 per hour of the time he spends cutting branches. Homeowners brought us the issue of excessive ivy growth by the D Bldg. This includes blackberry bushes sprouting within the ivy, the ivy encroaching on the parking areas and the excessive growth of ivy in the greenspace owned by Mt. Park which includes a tree on which ivy growth is substantial.

Homeowners' forum:

1. Homeowner discussed driving too fast on the in-complex roads. An issue arose between two homeowners on walking/driving conflict that occurred at 5am in the morning. It resulted in writings posted by and on the mailbox. Julia offered to write a letter to the homeowner driver to instruct on the way to air grievances.
2. The issue of pets - especially cats- allowed to roam free. Some homeowners wanted the by-laws changed to allow this. Andrea pointed out that was a major issue involving 75% approval by homeowners and an attorney to change documents.
3. A homeowner asked to have the name posted of the company that does window-washing so any homeowner wishing to use that reliable company can contact them.
4. A homeowner asked Julia to contact the landscaper to remind them our contract includes the weekly maintenance of gutter down spout screen cleaning.

The meeting was adjourned at 7:30pm. There will be no monthly meeting in July. If there is a meeting in August, it will be posted by the mailboxes.

Submitted by Nancy Wilbur/Arlene Stebbins