

AUO of Oswego Ridge, a Condominium
Board of Directors Meeting
Monday, September 21, 2009

Directors present: Julia Monaco, Arlene Stebbins, Karen Lopez, Kim Wilson

Directors absent: Nancy Wilbut

Homeowners present: Don Shine, Doug Ashby, Scott Ashby, Betsy Harvey, Louise Lowe, Claudine Werner, Rhonda Hass-Huntze

Meeting called to order at 6:30pm

Minutes of the June 15th meeting were approved

Financial review noted the out-of-budget expenses such as irrigation, pest control, legal, maintenance, garbage.

Old Business:

The pool will be closed as the weather changes - exact date not important. The hot tub heater is broken and it was decided to let it go for this season and get it fixed next spring. Poolside tables/umbrellas - the wind broke one table, umbrellas are getting old and failings. We will try to replace if there are some good sales at the end of season markdowns. Doug Ashby volunteered his truck for transport. We will also purchase some snow shovels and snow melting chemicals to have on hand for the winter.

The monthly report from the landscapers was read and the fall planting outlined. Homeowners commented on the tight pruning of some bushes - Julia said the landscapers are doing that to establish a better grow-pattern for the spring. Homeowners also commented about pulling up grass (like the slopes between C and D Bldg) and making a rock/bark dust slope because now they are used by dogs for elimination and the grass is yellow. Here are the items for the landscapers to evaluate:

1. Tree branches overhanging the roofs in D bldg.
2. Standing water in front of the D building that may need a drain installed
3. Retard/contain ivy on the north side of the property that borders Kingsgate Condo as it is encroaching the parking area.

New Business:

The 2010 proposed budget was reviewed. There are no objections and we realize there will be a dues increase.

To keep the water budget reasonable, a homeowner suggested we call in the water conservation person from LO who will give us free audit of our water usage and make suggestions. Arlene will contact that person and possibly have him at the October meeting.

The issue around cats on the property was discussed. Arlene presented the Humane Society of US position on "feral cats" and the interpretation of the term "at large" used by Multnomah and Clackamas counties dealing with roaming animals. Kim presented information from the LO police about no regulations on cats outside homes. Doug suggested because this is a property owned by the residents in total, a cat is not "at large" if it is off the specific patio of the owner because of the total ownership. Arlene believes the intent of the association by-laws and Mt. Park by-laws means "at large" is any place off the specific patio owned. There was much discussion and left with a "gentlemen's agreement" that Kim would be diligent on containing her cats and Claudine could call her when a cat was on her property - Kim wanted that to identify the ownership of the cat.

A homeowner questioned the paint on the property and wanted to know when it is scheduled to be repainted - he was eager to have it look more environmentally colored rather than the light beige/sand color.

Homeowners forum:

Doug questioned the insulation in the 2nd floor unit roofs and would like that evaluated for compliance. He pointed out good insulation has many benefits. He suggested security cameras on the recycle area and thought there was a system that could be purchased for \$3-4K. He wanted information on how the interior fire alarms in each unit are checked for efficacy. He also wanted to get the residents "organized" so those that need help can reach to other residents who are willing to help rather than hire/relative search for help. He felt the residents could band together for community projects - painting, ivy pull, etc. Arlene appointed him to be the "community organizer" and post information by the mailboxes.

Rhonda brought up the standing water in the D building and water leakage into her bedroom floor as a result. The landscapers need to identify that area and possibly establish a drain.

Betsy is concerned that the lower boards on all the buildings are being destroyed by soil and water pressing against them and wants them all painted. She believes the timbers holding up our parking roof also need to be repainted.

Meeting adjourned at 7:45pm.

Next meeting is October 19, 2009 6:30pm at the Clubhouse. Andrea will attend that as well as possibly the water conservation specialist from LO. We will finalize the budget at that meeting.

Submitted by Arlene Stebbins for Nancy Wilbur.