

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
February 13, 2018

Call to Order: 1832

Present: Jim Stewart, Sarah Hanley, Austin Phillips, Wes Finchum, and several owners

Minutes from January 8, 2018 meeting approved.

December financials discussed. Approval vote deferred until we can get clarification on SASS from Kathy. Everyone is current on special assessment.

Privacy fences were discussed. CAP received responses from some of the owners who received the ballot, and these responses were forwarded to Alex.

Railing along the sidewalk in front of C building approved by board.

Removal of trees in front of the clubhouse and back of A building approved by board.

Proposal to get gutter covers reviewed. Sarah mentioned gutter helmets. Jim to inquire with Willamette Landscaping Services about using those for E and F buildings.

Proposal to remove bulletin board and put glass case in front of clubhouse discussed. Owners suggested reducing the size of the board but leaving it by the mailboxes. Owners also suggested upgrading to a glass case.

Carports discussed. The siding for the gabled ends was not part of the initial scope. The existing siding is still in good condition. Proposal to keep existing siding and use \$20K credit toward landscaping.

Owners knowledgeable on building code asked why there were two railings installed even though code only calls for one. Jim thought that code called for two. Jim asked these owners to talk to Tim and Alex, and if the code really calls for one railing, then pursue getting a refund.

Window and slider charges. Wes to work through the accounting, and will send letters of invoicing to each owner by 2/23. Owners will have six months to pay interest-free.

Landscaping bid. Splash guards for A-D, dry creek bed for G-I. Bids approved. Sarah, Brenda, and Claudine volunteered to serve on a landscaping committee for foliage.

Todd Salvo followed up on his complaint about his neighbor's heat pump. (Todd presented his complaint during the January meeting.) Wes received options from Tim about two hours before the February board meeting. Wes to show Todd the ARC application for the owner's heat pump. Next steps will be for the board to vote, discuss options with the owner's heat pump,

and discuss the execution of moving the heat pump. This issue (specifically, the ratification of vote) needs to be added to the March agenda.

Annual Meeting discussed. At least two board positions open. Board members present agreed to have the meeting on 3/13/2018.

Meeting adjourned at 2002