

## **Minutes for Oswego Ridge Board Meeting June 14, 2018**

Meeting was called to order at 7:01pm

**In attendance:** Gerry Mains, Brenda Hubbard Sarah Hanley, Lyle Maichel, Wes Finchum

**Absent:** Austin Phillips

**Approval of the minutes-** Gerry Mains moved, Lyle seconded and majority approved

**Review of Financials-** question about negative cash balance was asked. Wes sent some info on that to the Board. He took money from reserves to make a payment and we are awaiting a draw from the bank assessment monies to replace that draw and money will then be put back into reserves. There will be no fee for this. Gerry Main moved to approve, Lyle seconded, majority approved.

### **Maintenance**

**-Pool Deck-** Lyle has met with NW Creative Surfaces. Deck must be ground down to the cement because pool deck is in very bad shape.

- The demo grinding bid at \$6261
- Option 1- bid at \$25,044 for solid color deck
- Option 2- bid is at \$29,918 and includes artistic patterns and colors.
- The edging option adds \$2400 color edges around pool and hot tub in contrasting color-
- Removal and replacement of joints bid is at \$2970
- Scheduled for last week of Aug first week of Sept. may go into second week in Sept.
- Warranty included
- Lyle recommends color edges around pool and hot tub of contrasting color. Discussion followed, several members expressed a wish that we make it look as good as possible and liked the option of adding the color/design enhancement.
- Wes says monies for this are allocated under reserves budget.
- Total for option 2, edging option and removal and replacement totals \$36675.00
- Lyle moved to approve, Jerry seconded and majority approved.

Prior to Wes confirming the acceptance of the bid, Claudine Werner will check on the company with the Better Business Bureau and let board know tomorrow if she finds any problems. Lyle moved to approve the bid pending the BBB check, Gerry seconded, majority passed.

### **-Electrical**

The company will start boring July 10, will bore under hedge to street, set up end of pool under side walk, set up outside Club House and under parking lot to A & B, will fix outdoor lights and carport lights.

This is for "Stage One" of the electrical repair. The project was previously approved and the board ratified on the previous vote. Gerry moved and Lyle seconded. Majority approved.

### **-Parking lot Maintenance**

Wes brought out **Pavement Maintenance Company** to give us a bid. Lyle supervised the company's visit.

Its a three part process to do the lot, seal, fix cracks and stripe it. Take about one week to one week and a half.

Concern was expressed among the membership- about the entrance drive and safety to pedestrians because people are driving too fast into drive entrance. It was suggested that we put stepping stones on sides of entrance. It was suggested that we need more prominent speed signs. Suggested that we report abusers of speed. It was moved and decided to add a more aggressive speed bump at entrance. Brenda moved to approve increasing the amount we pay to speed bump, Jerry seconded and majority approved

**-Total cost \$7655 including one additional speed bump by Club House and work is Projected to begin for third week in Sept.**

It was suggested that company on do one side of entry drive at a time so that we can still use sections of the parking areas. Wes will facilitate this to be as accommodating to the community as possible.

### **Committee Reports**

#### **Landscaping-**

Brenda explained the process of the three hour walk around when the landscaping issues were discussed with Glenn Fritz. She had previously sent the 18 page proposal out to the board and landscaping committee so that they would be prepared to vote on it at this meeting.

Discussion about entry and proposal of seasonal plantings was tabled to fall.

Brenda proposed approval of the Brightview Bid that was bid on June 1, 2018, of \$67,762 and Lyle seconded, majority approved.

Community is reminded that hoses have been set out for each building to use to water until the irrigation is fixed. Each building is encouraged to water their areas to save as many plants as possible.

#### **Other Business**

Rules sheet has been prepared to put out on each door. Lyle and Barb will distribute. Minor modifications were made to the sheet that Sarah prepared.

Wes reminded the community that a Compliance Walk will conducted to make sure that all owners are in compliance with all rules. He will note violations of rules and if the violations aren't remedied then owners will be fined.

We have a two units that are behind in their dues for the amounts of- \$1307 and \$1097. One owner is making arrangements to pay. The other has not and the board will have to determine what to do in executive session.

A new employee, Gerry Wyatt at Forensic is checking on the windows that were improperly installed.

Caulking on B201 need to be fixed- Wes will check into this as well as another issue in Rhonda's unit. Rhonda will prepare estimate to have her carpet replace and send to We.

Clarification of duties of board - tabled for next meeting

**Meeting adjourned at 8:25**