

AUO of Oswego Ridge, a Condominium  
Board Meeting Minutes  
March 5, 2018

Call to Order: 1832

Present: Jim Stewart, Sarah Hanley, Austin Phillips, Gerry Mains, April Phuong, Wes Finchum, and several owners

Minutes from February 13, 2018 meeting approved.

January financials discussed and approved. Wes suggested reducing the amount in the Capital Reserve account to below the FDIC-insured limit and moving the excess into a CDAR account (Wes will confirm the limit). Decision TBD at the next meeting.

Chimney flue caps discussed. I&E's quote for this is about \$16,000. Ronda reminded Jim that when I&E presented its bid last year, they had said that they would throw in these caps at no cost. Jim to discuss this with Keller.

Dumpster gates discussed. I&E's quote for this is about \$7,800. These gates would be a black powder coated chain link. This expense was approved by the board.

Unit number signs discussed. I&E's quote for this is \$22.50/unit. The unit numbers would be mounted on a 15.5" x 3.5" plate. This expense was approved by the board.

Since Jim Stewart has been heavily involved with the capital improvement project and will not be running for re-election, I&E has requested that he remain an ad hoc liaison through the end of the project. The board approved this appointment.

The heat pump for A203 was discussed. Wes drafted a letter to the owner requesting that it be moved onto his deck, and that the owner is responsible for the cost of moving it. The board reviewed this letter and approved it.

One owner complained about the roofing nails used. Specifically, the nails are longer than the plywood, and it looks hideous. Jim stated that the roofing manufacturer required the use of these nails, and failure to do so would nullify the warranty. However, Jim and Wes agreed to discuss this with I&E and ask about placing soffits on the nails.

Another owner asked if it would be possible to replace the bulbs in the new patio light fixtures, and suggested that if this is not possible, then we should order additional fixtures.

Another owner inquired about the new bulletin board and suggested that we place a map of the complex on it.

Meeting adjourned at 1925