

AUO of Oswego Ridge Board Meeting Minutes
April 11, 2016

Call to order 6:33pm

All Board members except Doug are present, Wes from CA Partners present, 8 homeowners are present

Minutes from March 7 - move to accept, second, approved

Review of March financials

Error caused by Bank was corrected (erroneous deposit was removed) - Financials approved

Rob has put out a call for bids. Wes will begin asking for updates this Friday.

Pool - the county pool inspector is requiring that our spa and pool be monitored every 2 and 4 hours, respectively. There are automated systems that will check and adjust the chemical accordingly. We have one advisory bid for \$8400 and are seeking additional bids prior to making a decision.

This is conditionally approved, pending receipt of two more bids and checking to see if there is an alternative approach. The goal is to keep with the tradition of opening the pool by Memorial Day weekend.

Question - Why is this considered a public pool when use is restricted? It appears that because of the sheer volume of traffic and the possibility of multiple people in pool at same time.

The pool area does need to be resurfaced, but that may not happen until the bigger project is complete. The spa needs to be fixed. Awaiting bid to find out if this is something we can afford for this season. Regarding plants/trees added to the pool area for beautification - let's hold off until after the major projects are done.

Definition of a Reserve Study: Every 3 years they do a full inspection, which does include an onsite inspection to determine if there are issues, but otherwise it is simply an accounting exercise to ensure we have money set aside to deal with the life expectancy of materials (roof, siding, etc)

Recommend an alteration to the bylaws that requires a contractor led inspection every three years.

Solicit volunteers and have them draft a charter – but the biggest responsibility will likely be to ensure completion and follow through

Wes will check on the fence owners for repairs.

Not a dust bark year and the areas from the inspection will not be repainted.

Volunteers for the building committee are April, Macy, Ronda, Bill, and Alexander

Next meeting 23 May, 6:30pm

General meeting adjourned at 7:42pm, Executive Session - open 7:43pm

