

Oswego Ridge Board Meeting
April 7, 2015

Call to order – 6:21 PM

Approved purchase of mold test kits

Approve Minutes

Financials: Bills are vague, not itemized. Request greater details

Keith and Wes have spoken about frustrations with CAS and our stated interest to hire other contractors / vendors. One of the bigger issues has been the amount of time between project request and completion (although things always seem to get done just before the monthly meeting.) Also, the documentation isn't clear what we are being charged - we'd like specifics regarding the products purchased (what and where), hours of labor, mileage, etc. Finally, we'd like Ben to be empowered to address issues (make decisions, complete tasks) without being specifically told to do so.

If we could establish some effective communications and have a consistency / predictability to Ben's schedule, we'll continue with CAS. – We decided on the 1st Friday of each month.

Need to establish a moratorium on late fees - Ensure we are not charging late fees that exist only because of previous late fees. When late fees are waived, the most that can be waived is the \$20 that would go to the Board. CAS will not waive their \$20 portion. Need to publish this to all Homeowners so they will know that requests to waive late fees will never be 100%.

Approved financials

Approved Reserve Study - include both funding models with every option

Approve Alliance Bid for Scope of Work. Meet with Nick from Alliance.

Going to talk to Stuart (attorney) about setting up language regarding rental policies

Annual Meeting will be March 31st - proxy ballots will be sent out this week.

Meeting Closed – 7:25 PM