

Oswego Ridge BOD 05.4.15

Present: HO — Cynthia Griffen

Board: Jim Stewart; Ronda Haas-Huntze: Douglas Ashby; Bill Schauer,
CAP: None

Call to order: 1802

Minutes from the March 2015 meeting will be reviewed in June.

Financial Review

March financial review is tabled until the June meeting.

Entry way planting/tree removal

Options for new plantings on either side of the main entryway were discussed along with two trees that may need to be removed.

- Jim will contact Jeff to get bids on a couple of different planting/hedge options.
- Jeff will also be tasked to check the property for other possible trees that should be removed.

Saltwater Pool Transition

Douglas suggested that ORHOA transition the pool to a saltwater maintenance system.

- This item will be tabled for further discussion.

Abandoned Vehicle Removal

Upon reviewing the applicable HOA policies, it has been determined that all seemingly abandoned vehicles will be tagged for removal.

- Jim will develop the tags and submit to the board for review prior to tagging vehicles

Pool Furniture

Upon receipt of the ORHOA debit card, the furniture will be ordered. Amended items follow:

- Add: New garbage can.
- Add: 7 large pots (plastic or similar)
- Add: Cable and lock for the grill
- Remove: Two (2) umbrella bases (as two additional bases were found)

ORHOA Bill Payment

Bill, suggested that we have Wes follow up on the previously discussed plan to have all bills vetted through the board treasurer prior to payment. This matter will be brought up with Wes prior to the next meeting.

Mailbox Area Lighting

Ronda, suggested that we investigate options for more effective lighting for the mail boxes. Doug, will make some calls.

ORHOA Debit Card Standard Operating Procedures (SOP)

Jim, tasked Doug with writing a draft SOP for future use of the ORHOA debit card.

HO Cynthia Griffen

Cynthia, had the following comments and concerns:

- Cynthia agreed to continue as the clubhouse manager, with Jim as the alternate.
- Cynthia will coordinate optional window cleaning for ORHOA.
- Doug, moved to have the clubhouse windows cleaned, Ronda seconded.
- Cynthia, voiced concern about younger residents, which possibly live in “A” building, who are skateboarding on the property. Resolution:
 - Look up HOA rules concerning use of skateboards on the property.
 - Send letters to the residents in question.

Building Renovation Plan

The following items were discussed as required items for Alliance to move forward with the “E” building renovations:

- Ronda, will complete initial sketches to submit to Alliance.
- **Paint Schedule**, per building.
 - 2 Primary colors.
 - 1 Trim color.
 - 1 Door color.
- **Siding Schedule**. The board agreed that Alliance will form bid requests for the following siding systems
 - Cedar
 - Hardie plank/panel
- **Railing Schedule**. Alliance will form bid requests for the following railing types.*
 - All metal tube steel (square or round).
 - Mixed metal and wood.
 - *Caveat: Deck railings must match stair railings and common area railings
- **Exterior Lighting Schedule**. Alliance will form at least three bid options for exterior lighting, to include common area lamps

Resident Complaint

Jim, advised the board that the resident in I-104 is again complaining that the residents above her, in I-204 are still making noise at late hours. It is the opinion of the board that if she wants the matter resolved then she must file a complaint to CAP, confront the residents of I-204 and if necessary, the Lake Oswego Police.

Task Management Plan

The board is in agreement that some actionable items could have been completed in a timelier manner.

- Wes will need to continue to maintain the ORHOA “tracker” and submit it regularly to the board

Costco Business Account

Doug, suggested that ORHOA apply for a Costco business account. Jim, motioned to apply for a card and Doug seconded.

Next Meeting

The next ORHOA meeting will be held on 08 June 2015, at 1800.

Meeting adjourned at: 1958