

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
June 27, 2016

Call to Order at 7:04pm

All Board members and Community Manager present. 22 homeowners/residents present at beginning of meeting, sign in sheet provided.

A motion was made by Doug, seconded by Sarah, and passed unanimously to approve the May board meeting minutes.

May Financials – The Association is slightly behind projected operational funds for year, because of the cost of engineering bids. Accounts receivable are in good shape. A motion was made by Doug and seconded by Ronda to approve the financials. Motion passed unanimously.

Status on construction design – Ronda from the board provided a summary of the findings from the architectural meeting (building committee) – there were problems with the existing roof because of the original construction. Replacing the existing roof, before the siding, will provide an overall cost savings because it will minimize the redundancy of needing to fix certain parts during the siding replacement and then again when the roof is replaced. The lack of flashing has increased the rate of rot. The replacement will be composition roofing. This will also fix the issues that come from the vents not being installed properly and only venting into the attic space and not to the exterior. This is a safety and construction code violation. Gutters will also be replaced. Support structures for the decks will be replaced during this process.

The siding, when done, will be replaced with hardi-plank. The windows will be replaced as a part of the siding project.

There is a concern that the thickness of the proposed rain screen will change the elevation of the buildings with will cause cost prohibitive upgrades such as new stairs. Recommend using thinner screen with minimal corrugation so that we can maintain the existing elevation.

We had 4 bids for the overall project, but now that we have decided to do the roof first, we will save money because we are dealing with only roofers and not general contractors, thereby eliminating one level of mark-ups. We expect to have the next phase of the bids by the end of July.

Ronda provided a summary of the process thus far - including the company that dissolved and the fact that we had to start over. We had the invasive test done - provided a scope of work, sought bids, and we are also at the mercy of those who are willing to provide a detailed bid.

Forensic contract will not be signed until there has been a clarification made regarding the weekly fee. Mark recommended an hourly cost, not to exceed. Ronda agrees. We will also have the Association's attorney review.

Negative grade issue at end of Building D - regrading will be included in the general scope of repairs - possibly perimeter drains - but something will need to be done.

The lights in F Building are out. Someone will come on Thursday to inspect

There is a disagreement as to whether the pool monitoring equipment is a legal/safety/compliance issue or an improvement item. Purchase is on hold until we have a legal opinion.

Plumbing Bid Unit H104 assumes there is a root intrusion. We need to see video and check into whether or not we can use a hydro-flush to take care of the problem.

There was an owner request for pruning the bushes B101 because it is blocking windows and the garbage enclosure.

There is broken glass in the road by the recycle bins.

Cynthia will call the window washers to set up a schedule for those who wish to participate.

There is cracked concrete outside of C201 and around I building. Wes will look into both

Website suggestion: Fix the email link and put a notice that directs people to emailing Wes.

Summary pages of financials are posted on the website, detailed pages are available upon request.

Adjournment at 8:28pm