

AUO of Oswego Ridge, a Condominium
Board Meeting Minutes
September 20, 2018

Call to Order: 1834

Attendees: Sarah Hanley, Brenda Hubbard, Lyle Maichel, Austin Phillips, Wes Finchum

Absent: Gerry Mains

Approval of meeting minutes from June 14, 2018 meeting

- Lyle motioned to approve, Austin seconded, and all approved

Review of Financials

- Lyle motioned to approve, Sarah seconded, and all approved.
- Sarah posed question about excess (above FDIC limit of \$250K) money in capital reserve account. Lyle motioned to move excess (\$81K) into CDAR account, Sarah seconded, and motion passed.
- One account in arrears in special assessment, and action needs to be taken.

Maintenance

- Pool deck
 - Status – Complete (per Lyle’s statement)
 - Pool will remain open until end of September
- Gutter screens
 - Putting gutter screens on areas most prone to tree leaves and needles falling
 - Have quote
 - Status - Not completed yet
 - Wes to check in with Alex
- Electrical
 - New pool heater installed, and it should be good for 15-20 years
 - Spa jets still not working
 - Wetkat and Christensen fighting over who is responsible (Wetkat claims that it is electrical, while Christensen claims that it is not)
 - Wes following up with involved parties
 - Goal is to get it fixed for the 2019 pool season
- Parking lot
 - Resurfacing complete
- Landscaping project
 - Brenda spoke with Glenn
 - Phase 1 is complete
 - Brightview will come back in second week of Oct to replace dead bushes and plants at no cost to HOA (because they died less than a year after being planted)

- Phase 2
 - Brenda and Glenn did walk through after Phase 1, and Brenda pointed out items of concern (to other residents)
 - Glenn issued a bid of \$1,797.55 to do this work
 - Brenda invited owners to speak with her about specifics of the bid
 - Lyle motioned, Brenda seconded, and bid approved unanimously
 - Grass growing in mulched areas, so Brightview will spray those areas so that nothing grows there. This will be part of their maintenance
- Owner addressed concern about ivy overgrowth
 - Brenda will bring this concern to Glenn's attention
- Owner of C201 addressed concerns about dead bushes outside C101
 - Brenda to bring this to Glenn's attention
- Sprinklers turned off because of overwatering
 - Owner asked about reprogramming sprinkler timing
 - Brenda to ask Glenn about this, and perhaps Lyle could learn how to reprogram sprinkler
 - Owners advised to alert Lyle of any broken sprinkler heads, and he will forward that information to Brightview
 - One broken head identified between units D101 and D102
 - Lyle will investigate tomorrow (September 21, 2018)

Removal of Dead Trees

- City of Lake Oswego approved permit to remove these trees
- Owner of F101 identified a dead tree

Recycling

- Sarah spoke with Republic about getting new recycling bins
- Owners advised:
 - Cans and plastic cannot be in garbage bags when placed in recycling bins
 - To speak up if they see anyone disposing of items in wrong bins

Other Business

- Screens for heat pumps
 - Proposed screens 45" H by 32" W and cost \$26
 - Brenda's suggestions:
 - HOA pay for screens for heat pumps already in place and visible to community
 - Owner pay for screens for future heat pumps
 - Brenda to obtain count of how many heat pumps would be affected and how many screens will be needed by the next meeting
 - She will also present a cost estimate at this time
- Personal items behind buildings A & B

- Ham radio antenna (owner of A102 petitioned to install that in the first place, and so he will be asked to remove that)
- Poll for banning smoking
 - Banning smoking in common areas only requires a resolution
 - Banning smoking on property (including units) requires amending bylaws, and 50-75% of owners must approve
 - Reasons for it:
 - Fires reported at complex
 - Owners allergic to smoke
 - Some owners cannot enjoy patios because of it
 - Discount on HOA insurance premium
 - Potential increase in property values
 - Wes to survey owners via email
- Rentals
 - One owner asked about process of putting cap on rental
 - Adding this cap involves modifying the bylaws
 - Wes suggested emailing survey to see interest in this
- FHA re-certification
 - Certification lapsed during construction
 - Board and Wes will obtain more information on getting re-certified
- Paying for windows
 - Owners who haven't paid yet sent updated bill (to account for credit from Energy Trust)
 - Owners advised to contact Shannon Hylton at CAP with any questions

Adjourned: 1953