

AJO of Oswego Ridge, a Condominium
Board Meeting Minutes
November 28, 2018

Call to Order: 1835

Attendees: Sarah Hanley, Brenda Hubbard, Lyle Maichel, Gerry Mains, Austin Phillips, Shannon Hylton

Approval of meeting minutes from September 20, 2018 meeting

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

Review of Financials

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

Committee Reports

- Landscaping
 - Brenda reported that some elements between buildings H and I were missing
 - Brenda to review bill to see what was assessed
 - Shannon to get itemized receipt from Brightview
 - Dead bushes reported
 - One trunk reported outside D building
 - 3 dead ones reported outside B
 - Several dead ones outside E building
 - Dead evergreen reported behind G building
 - Brenda said that Brightview will return in spring to replant
 - Gutter guards installed yesterday
 - Heat pump screens
 - Brenda suggested tabling idea until spring to give the board further time to research
 - Owner suggested plants instead (she has lavender outside hers, and it has masked the heat pump)
 - Brenda will send email to owners to provide update and get feedback
- HOA maintenance contract
 - Pay someone to come four hours every week, but the technician only spends about two hours here
 - Have already met with his supervisor about issues
 - Shannon to send board a copy of our contract with them

Other Business

- Approval of 2019 budget
 - Proposed monthly dues increase based on a reserve study done before the capital improvement project planned
 - Shannon to reach out to Forensic about doing a new reserve study

- Sarah proposed increase of \$20/month/unit with potential for further increase
 - \$20/mo for 82 units would amount to \$19,680/yr
 - Shannon to determine what percentage of budget equals \$19,680, and use that to determine what percentage each unit's HOA dues will increase
- Adjust irrigation repairs from \$5K to \$3K
- Adjust reserve study from \$750 to \$1,250
- Shannon to calculate percentage of HOA dues that goes into reserves
- Sarah approved budget with changes outlined above, Gerry seconded, and all approved
- Moving forward, board will aim to meet every two months
 - Next meeting will be end of Jan

Adjourned: 1946