

Minutes for Board Meeting – January 11, 2011 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 5:45PM. Board members Julia Monaco, Kim Wilson, Nancy Wilbur, Rand Wilhelmsen and Jim Stewart were present.

Homeowner Mark Stephens (?) was also present.

Old Business:

The November minutes were approved.

Painting & Dry Rot Repair:

Mark Stephens presented an alternate proposal for final dry rot repair using a vendor with whom he has often worked in the past. After discussion, the decision was made to go with his people. Aspen will not be used. Mark will supervise to protect our interests.

Water Usage:

Upgrade to low flow toilets discussed. More research is needed to determine if owners would qualify for rebates. We want to target 2011 for the upgrade. Perhaps a flat installation fee per toilet. We need a flyer to be passed out to gather email and other contact information. We can offer the choice to contact us either through email or phone (to CAP) or to Kim at 503-584-7390.

New Business:

Water Leaks in Units:

Unit owners are responsible to have leaks fixed as quickly as possible to minimize damage and to determine the cause of the leak. Owners are to contact CAP for any questions. The HOA must keep at arms length to avoid taking on responsibilities not mandated in the charter.

Repairs:

A-Block unit needs landing repair in addition to D-201. CAP to handle.

Front Recycling Center Abuses:

Letters are being sent out where the culprit can be identified. We need an additional bin for this area.

Pool:

The pool deck needs repainting before the start of the season. In addition, the pool heater will probably need to be replaced.

Action Item for Andrea:

We need two or three bids for patching and resealing the asphalt as well as repainting lines.

The meeting was adjourned at 7:12PM.

The next meeting will be at 5:45PM on February 1, 2011.

Respectfully submitted by Jim Stewart, Board Secretary.