

## **Minutes for Board Meeting – January 16, 2012 AUO Oswego Ridge, at Condominium’s Clubhouse**

The meeting was opened at 7:04p.m. Board members Jim Stewart, Julia Monaco, Cynthia Griffen, Rand Wilhelmsen and Mark Stephens were present. Also present Yvonne Palmer representing CAP. Owners Mr. & Mrs. Alex Nezasenka (D202) were present.

The minutes of the December meeting were approved.

### **Old Business:**

#### **Reserve Study:**

The roof is still an issue. The final iteration is delayed because of controversy of repair/maintenance estimates needed for the tile roof due to potential difficulty obtaining an obsolete style of tile. In addition, the Reserve Study Group seems to believe the HOA intends to replace the existing roof with another tile roof when needed rather than the composition roof we felt was more cost effective. Mark to work with Bliss Roofing as well as secure a quote from a second roofing company. Yvonne will work with the Reserve Study Group.\*

#### **Delinquent HOA Payments:**

- Unit 34 – Apparently the tenant moved out. We also discovered she was paying rent to the former owner rather than the bank. The HOA needs to foreclose on the owner.
- Unit 48 – Owes nearly \$5,000 in back dues. The owner is apparently still living in the unit. Yvonne will contact the attorney to push on both units.\*

#### **Tree Complaint:**

The leaning tree situation is apparently resolved for now.

### **New Business:**

#### **Request for Waiver:**

One owner was assessed late fees for January, February and June 2011 dues. He is asking us to waive the \$170. This is a total of \$30 in late fees and \$140 in billing costs. CAP and the HOA will waive \$70 each on the billing costs provided the owner immediately pays the \$30 late fees. Yvonne will contact the owner with this proposal.\*

#### **Waive other minor fees:**

Yvonne proposed we waive several minor fees. In order to clean up the books, Rand so moved and Julia seconded the motion. It was approved.

#### Plumbing Repair:

A main water line (responsibility of the HOA) was leaking in a unit up for sale. The realtor paid for the repair and is asking to be reimbursed. This was approved.

#### Annual Meeting:

The Annual Meeting is set for 6:00PM on Tuesday, February 21. Rand, Jim and Julia have formed a committee to come up with refreshments. We will send out an RSVP with the meeting notice to determine how much to purchase.

#### Financial Review:

It was moved, seconded and approved to retain our current accountant for the 2011 financial review.

#### Sedimentary Tank Cleaning:

River City recommends the Sedimentary Tank near the complex entrance be cleaned. The estimate is between \$600 to \$700. This was approved.

#### Recycling and Drop Box Rule Reiteration:

We will compose a list of do's and don'ts for the recycling areas and drop box areas to be distributed with the Annual Meeting announcement. We will remind people that if they do not stick by the recycling area rules we will have to replace them with drop boxes. This will result in an increase in HOA dues.

Any additional announcements should also be included with the Annual Meeting mailing.

The meeting was adjourned at 7:00PM.

The next board meeting will be in March. The exact date and time will have to be decided later.

Respectfully submitted by Jim Stewart, Board Secretary.

\*Action Items for Yvonne