

Minutes for Board Meeting – October 2, 2012 AUO Oswego Ridge, a Condominium's Clubhouse

The meeting was opened at 6:05PM. Board members Jim Stewart, Rand Wilhelmsen and Cynthia Griffen were present. Owners Doug Ashby and Arlene Stebbins were also present.

The minutes of the August meeting were approved.

Old Business:

Chimney Repair:

The repairs are proceeding but CAP has not provided, at least to the knowledge of the board members present at this meeting, a status report. Arlene pointed out that the roofing people were parking in designate covered parking spots and were using power from units, rather than from the Club House, without asking permission. This is adding to the owner's or tenant's electric bills for work that benefits the entire complex. We suggest these issues be addressed to the contractor.*

Also we note that there have not been any status reports for the other ongoing activities (irrigation, dying tree, garbage bins, bike racks, heaved sidewalk, etc.) as requested in the September meeting and minutes.*

Delinquent HOA Payments:

Conger – The attorney is filing action to proceed with a default judgment and seize the property. CAP needs to confirm this with the attorney.*

Tahmassbi – We are waiting to hear if we have been named a creditor in her bankruptcy. CAP needs to secure this information*

Yvonne expressed some concern about the time line for foreclosure proceedings by the board: i.e. what Oregon law indicates about the number of warnings and time given to the owner to react. The board needs this information within the next two weeks in order to plan further actions.*

Ed at CAP needs to do a complete review of the delinquent dues situation with recommendations for action. We need to put in place specific actions at 60, 90, 120 day delinquencies followed up by drastic action should it continue.* **We are still waiting for some feedback on this request made in September.**

Community Activities:

Rand will contact Sheila regarding any activity for October. Arlene suggested a Halloween happy hour or party.

New Business:

Insurance:

We have not heard from CAP on the status of our insurance. Rand moved and Cynthia seconded a motion to bring up for discussing changing our insurance carrier and not accepting the current bid.

This is critical we have some feedback from CAP.*

Landscaping:

Doug brought up the possibility of hiring a landscape designer to create a master plan for no or low water landscaping that could possibly be implemented in stages to minimize the financial impact. We pointed out that we had received such a proposal in the past but, due to the high cost, were not able to act on it.

HOA Dues:

Since we still do not have a completed Reserve Study, we need to try to determine if we will need to increase dues, and, if so, provide detailed justification for doing so. We need to give all owners a minimum of 30 days notice so there is not a great deal of time.

August Happy Hour:

Rand asked about expenses he incurred for the August Happy Hour. He was told to present them to Yvonne for reimbursement.

Concerns Regarding CAP:

Based on the number of items needing to be addressed by CAP the board is initiating a review and possible change to a different property manager. We are requesting a meeting with CAP (ie: Ed and Yvonne) to determine if the association's interest are being addressed fully and in a timely fashion.

Yvonne, please contact Mark as to a time when Ed and you are available to consult with the board concerning the above issues.*

The meeting was adjourned at 7:03PM

The next meeting is scheduled for Tuesday, November 6, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

***Action Items for Yvonne**