

Minutes for Board Meeting – October 4, 2011 AUO Oswego Ridge, a Condominium's Clubhouse

The meeting was opened at 6:10PM. Board members Jim Stewart, Cynthia Griffen, and Mark Stephens were present. Homeowner Claudine Werner arrived later.

The minutes of the September meeting were approved.

Old Business:

Reserve Study:

- 1) Mark has contacted his colleague, Don Bliss, who is a licensed roofing contractor. Don will do an assessment of our roof as well as advise costing for replacement by Mountain Park approved architectural composite roofing. This information should be available within two weeks.
- 2) One comment on the cement tile roofing currently in place is that keeping it clean will prolong the life. If we receive an assessment of more life than the reserve study has indicated, we need to arrange for cleaning.
- 3) Cynthia will check with CAP to determine the required lead time for raising HOA dues and if the proposed 2012 budget will add to this increase.
- 4) We hope to have an interim meeting within two to three weeks regarding finalization of the reserve study. At that time we hope to have all board members present along with Ed and our new representative, Yvonne, from CAP.
- 5) Again, we need to stress the fact that they have only been raised once in the last four years, and it is our express purpose to do everything we can to avoid any special assessments.

FHA:

The study is proceeding but will need a finalized reserve study for completion.

Paving:

Jim will contact Coast to determine if they will hold the price for sealing until good weather returns in the late spring. We are concerned there will be no adequately long dry spells this fall to complete this process.

Delinquent HOA Payments:

Jim spoke with Ed at CAP who is contacting our attorney to determine the steps to take to foreclose on the bank owned properties that are not paying dues. He agrees that our bylaws give us that power and will get back to Jim

Water Problem at G101:

We agree to accept the bid from Jeff to finally resolve the flooding problems at the entrance to G101. This may provide a method to address similar runoff problems in other areas such as F-Block and D-Block. Jim will contact Jeff regarding this.

Cat Problems:

Claudine Werner complained that several of her neighbor's cats are out frequently. Two letters have been sent to the owner. Cynthia will work with CAP to determine the next course of action.

New Business:**Tree Complaint:**

The board accepts Jeff's proposal to trim the leaning pine tree and brace it for safety. Jim will contact him to begin.

The meeting was adjourned at 6:45PM.

The next meeting time and date will have to be decided via email.

Respectfully submitted by Jim Stewart, Board Secretary.