

Minutes for Board Meeting – November 11, 2010 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 5:50PM. Board members Julia Monaco, Kim Wilson, Nancy Wilbur and Jim Stewart were present at that time. Rand Wilhelmsen was absent.

Homeowner Jane West arrived later.

Old Business:

The October minutes were approved.

Painting & Dry Rot Repair:

Unit D201 – Both decks have serious dry rot and must be repaired. We received a bid for \$1600 from Aspen and about \$1300 from CAP. We decided to go with CAP.

Dry Rot Repair – Aspen representatives to arrive later with proposal for second stage of dry rot repair. We will require an itemized list and no repair on non-essential areas. Kim and Mark will complete negotiations on final price and will have oversight.

Painting – There are unpainted end pieces on units that need to be primed and painted. We also felt that the bulletin board at the entrance should also be painted. The carport support posts need to be caulked to prevent moisture penetration.

Budget:

Jim moved to accept the revised budget using MowTown as the landscape contractor to help keep the dues at their present levels. Kim seconded the motion and was approved by the four board members present. Andrea will be doing a mailing to owners including a request for updated data and email addresses as well as the accepted budget. The board felt that we should include a broadside with this mailing listing what we have done to keep the dues from increasing.

Landscape Contract:

Julia will work with Andrea to finalize contract and ensure the essentials are covered. The new contract will not cover planting annuals at the complex entrance and elsewhere. It was suggested to try to organize a “planting party” of those who enjoy gardening to do this on our own.

New Business:

Jim suggested that the unused room in the clubhouse be set up as a workshop area for the community. There was concern about liability issues. It was also suggested the room be used as bike storage with the pool cover and other such items to be stored outside in a small vinyl storage unit. Further discussion is needed.

Nancy left at 6:45, and at the same time Mike and Chris, Aspen representatives, arrived. They agreed to an itemized listing of all essential repairs and explained that because they had not done a preliminary inspection, rather relying on the HOA Services inspection, that critical areas were missed. They will get back to Kim and Mark with the complete proposal.

The meeting was adjourned at 7:05PM.

The next meeting will be at 5:45PM on December 7.

Respectfully submitted by Jim Stewart, Board Secretary.