

Minutes for Board Meeting – December 5, 2011 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 6:05PM. Board members Jim Stewart, Cynthia Griffen, Rand Wilhelmsen and Mark Stephens were present. Also present was Arlene Stebbins representing Julia Monaco who could not attend. Owner Curtis Lautan came later.

The minutes of the November meeting were approved as amended.

Old Business:

2012 Budget:

Jim moved and Rand seconded for revised 2012 Budget to be approved with average \$12 per month increase in HOA dues. CAP to charge for anyone needing coupon books since most do not use them. Rand will check on whether the coupon books need to be specifically requested by the owner or are automatically sent and charged for.*

Reserve Study:

We have yet to receive the revised Reserve Study with the changes to the roof repair, etc. Yvonne needs to contact the group to determine the reason for the delay.*

FHA:

We have been approved for FHA loans.

Delinquent HOA Payments:

We need the latest financials. Also we need to know the status of the action items from November that were to pressure the banks who own units to remit the amounts owed to the HOA.*

Tree Complaint:

Yvonne needs to contact Jeff to determine the situation with the two remaining leaning trees.*

Roof Repair:

Mark is still waiting for a quote from Bliss Roofing to install the crickets needed on the upper sides of all the chimneys in the complex. This is needed to both protect the roof and chimneys as well as prevent leaks.

New Business:

Gutter Cleaning:

Since most trees have lost their leaves, Yvonne needs to arrange for gutters to be cleaned by Terrell. We would like to know the approximate cost of this and when it will be scheduled.*

Complex Lights:

There are several parking lights and the porch light at G201 that are out or cycle on and off. Terrell needs to check this out.*

Notice Needed:

A notice needs to be put at the bulletin board outlining who to call for lights needing replacement as well as the availability of snow shovels, etc. Jim to compose a notice for approval by the board. This to be laminated for protection on the bulletin board.

Workshop:

The idea of turning the storage room in the clubhouse into a community workshop has been tabled due to issues with the bylaws, the need for a two thirds majority vote and potential liability.

The meeting was adjourned at 7:00PM.

The next meeting will be on Monday, January 9 at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.