

Minutes for Board Meeting – May 8, 2012

AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 6:05PM. Board members Jim Stewart, Julia Monaco, Rand Wilhelmsen, and Mark Stephens were present. Owners Doug Ashby and Katherine Birr were present. Tenant Dana Smith was present to petition.

The minutes of the April meeting were approved.

Old Business:

Carport Roof Repair:

The damage was reported on April 18, but to date no repair has been made on the carport roof in front of G-Block.*

Roof Repair:

Bliss is unable to compete with the Fisher bid, therefore the board approved proceeding with Fisher.*

Chimney Repair:

The board approved moving forward with the chimney repairs.*

Reserve Study:

Yvonne to provide status report.*

Pavement Seal Coating:

This was rescheduled for Tuesday and Wednesday, May 15 and 16. Notices to be posted*

Delinquent HOA Payments:

-Unit 34 – We need an update on any lien opportunity to put on the former owner. We also need to begin receiving dues from the bank on this unit. As of 3/31/12 the bank owed us \$868. In addition, we need to proceed with foreclosure on unit 48 to position ourselves in front of any bank foreclosure in order to prevent the loss of over \$4,000 in dues. Yvonne needs to provide us with an update on these actions. She also needs to provide us with the latest financial report.*

Newspaper Box:

Did Yvonne contact the Oregonian about stocking the box with the inserts?*

Bike Racks:

We need to determine a location that can accommodate the largest number of bikes without negatively impacting the complex. We need to do a visual survey to get an idea of the number of bikes currently in the complex.

New Business:

Dana Smith – D-Block:

The Board approved the placement of a storage bench with cushion on their patio. Since this is now part of the minutes, Yvonne needs to advise if any additional documentation is necessary to avoid any future issues.*

Pool:

The cover should be removed on or about May 9. The goal is to have the pool and spa completely open no later than Memorial Day. We need to have the following signs put up in a prominent place in the pool area:

NO PETS

NO SMOKING

It was also suggested the ashtray be removed from the trash can in the pool area to avoid any indication of condoning smoking.*

Security:

We need to ensure that all residents have been informed of the recent thefts from patios at the rear of C and D-Blocks. The board will allow residents to install anchor bolts in the concrete pads at their own cost. Doug Ashby indicated he might be willing to put out a flyer with suggestions for securing belongings.

Annual Flowers:

We are waiting for the sale at Fred Meyer. Notices will be put up for residents to participate in the planting of annuals. Rand Wilhelmsen and Sheila Zentz Stephens will coordinate other activities.

Garage Sale:

We plan to coordinate a garage sale with the June Mt. Park Garage Sale. We need to fill out an application in order to participate with Mt. Park.

Foreclosure of Units in Arrears:

Rand will call Yvonne to discuss procedures with her.*

1-3-5 Year Plans:

Doug Ashby suggested we start creating 1, 3 and 5 year plans for the beautification of the complex. This would include both architectural and landscape improvements. It was thought that, given the current economic climate, a 1 year plan was a bit too ambitious; however, we should start on a 3 year and 5 year plan. He suggested we look at similar complexes around the area for ideas.

The meeting was adjourned at 7:00PM

The next meeting is scheduled for Tuesday, June 12, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

***Action Items for Yvonne**