

Minutes for Board Meeting – May 9, 2011 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 6:04PM. Board members Julia Monaco, Mark Stephens, Cynthia Griffen , Rand Wilhelmsen and Jim Stewart were present.

Homeowner Sharon Smith was also present.

Old Business:

FHA:

Mark indicated that after careful consideration he feels it is important to proceed with restoring FHA approval. One of the quotes would refund 75% should we not qualify. Jim to contact Andrea to request her to reconfirm the quote by the end of this week.

Landscaping:

Mark and Jim surveyed the property perimeter and determined a number of areas requiring grade modification to re-direct water flow. Mark feels that there is a good case for eliminating any grass behind the units with perhaps ornamental grass or other low maintenance flora being introduced. This will reduce the need for irrigation. We need to determine where irrigation has been shut off and where it still will operate to determine if more should be shut off.

Above all we need a landscape master plan. Mark will contact Mowtown to see if they have any interest in this project.

Adjacent Property Drainage:

We need for the adjacent condominium complex to re-direct the drainage from their dry streambed that has a pipe extending onto our property. We need Andrea to follow up or at least provide contact information for their HOA.

Pool Deck Painting:

We only have one bid with Verhaalen bowing out. The pool season is too close to secure any additional bids. Mark will examine the specs for the special paint and will contact Dave Siegner to add removal of cedar strips and caulking of expansion joints. We need to finalize this by the end of this week. Julia will have to finish the pool cover removal,

cleaning and flushing before work can commence. We need to confirm there will be an enforceable warrantee with the Sherwin Williams special paint.

We also need to either find a use for or donate the old paint used by CMI.

Increasing Owner Involvement:

We need to set up activities such as open houses for those who have upgraded or extensively remodeled their units. This can serve to give other owners ideas on how their units can be remodeled. We can do wine tastings, barbeques and the like. Perhaps we can set up a weekly happy hour on a designated day.

Issue with Unit D201:

We need Andrea to provide an update on the issue with the resident of D201. Has there been any progress with the authorities?

Flowers:

Julia will pick up the annual flowers but needs to have volunteers to for a planting party on a weekend. An announcement will be posted on the bulletin board.

Water Usage:

Upgrade to low flow toilets discussed. More research is needed to determine if owners would qualify for rebates. We want to target 2011 for the upgrade. Perhaps a flat installation fee per toilet. We still need to gather email and other contact information as our list is incomplete. Rand and Jim will continue their discussions with the Energy Trust and the water conservation group.

New Business:

Dog Complaint:

Sharon Smith, the owner of C102 has registered a complaint that the owner of C202 has been leaving her dog on the deck, allowing the animal to urinate and defecate on it and then washing the waste off onto Ms. Smith's patio. She has complained that the dog barks and growls at any passerby and cannot be considered safe. Rand moved and ??? seconded that Andrea prepare a letter to the owner of C202 demanding the following:

- Immediately stop allowing the dog to use the deck as a toilet as this is both a health issue and a violation of HOA rules.
- Immediately remedy the barking and growling situation.
- Since the carpet, and potentially the plywood below, is saturated with dog urine and feces, she is responsible for paying to have the carpet, as well as any other contaminated surface, replaced. In addition she is responsible for repainting any of the recently painted areas that have been damaged by these actions.
- She is also to be advised the HOA has the option to fine her and keep levying fines until the situation is remedied.

This letter is to be sent by registered mail as soon as the board agrees to the wording.

Energy Trust:

The Energy Trust will, for free, install low flow aerators, low flow shower heads and CFL lights; however, they have to have access to a unit in order to do so. They are willing to do this on a Saturday if we can get a good percentage of the owners to be here and allow them in. We suggest an Energy Event for a Saturday in June. We might even be able to determine how many owners would want to upgrade their toilets during this event. Rand and Jim will check with the Energy Trust to determine the minimum number of units that would justify their coming.

Action Item for Andrea:

- We need two or three bids for patching and resealing the asphalt as well as repainting lines. (Don't remember seeing any quotes)
- Unit D204 (Legal #34) – Andrea needs to do a title search as this unit appears to now be occupied even though over \$10,000 in back HOA dues are owed.
- Letter regarding dog issue above.
- FHA Study follow up.

The meeting was adjourned at 7:30PM.

The next meeting will be at 6:00PM on Monday, June 13.

Respectfully submitted by Jim Stewart, Board Secretary.