

## **Minutes for Board Meeting – June 12, 2012**

### **AUO Oswego Ridge, a Condominium's Clubhouse**

The meeting was opened at 6:02PM. Board members Jim Stewart, Julia Monaco, Rand Wilhelmsen, and Cynthia Griffen were present. Mark Stephens was absent. Owners Doug Ashby and Eileen Brooks were present. Tenants David Specht and Dana Smith were present.

The minutes of the May meeting were approved.

#### **Old Business:**

##### **Carport Roof Repair:**

The repair has been completed.

##### **Roof Repair:**

Mark needs to follow up with Fisher and Yvonne to begin the roof repair.\*

##### **Chimney Repair:**

Mark needs to follow up with Yvonne to initiate this.\*

##### **Reserve Study:**

We have yet to receive a status report from Yvonne but assume it is dependent upon completion of the roof and chimney repair. Yvonne to confirm this to be the case.\*

##### **Pavement Seal Coating:**

Julia is to coordinate a walkthrough with CAP. The seal coat is already cracking in many places and there are other areas besides the central one already cited that are breaking up. Julia pointed out that there was to be a one year warrantee. We would assume this would deal with such issues.\*

##### **Delinquent HOA Payments:**

-Unit 34 – The board voted to go with Option 1 on the letter from the lawyers and file for a summary judgment. We also feel we should go after the bank for the current past due fees.\*

-Unit 48 – The board asks Yvonne to contact Kim Wilson to get a history of what took place with Mr. Conger in this unit. She apparently has knowledge of the events. We also need to determine the time line to foreclose.\*

Rand will do research on how we, as the HOA, can file foreclosure in front of the mortgage holding bank as a tool to force either the owner or the bank to pay past due fees. In Florida, an HOA can foreclose with only one missed dues payment. We need to take a much stronger stance. This includes those who let it ride for months before bringing it up to date. We must be able to count on monthly income.

### **Newspaper Box:**

Yvonne apparently still needs contact the Oregonian about stocking the box with the inserts (This Week, etc.).\*

### **Bike Racks:**

Nothing new.

### **Pool:**

The hot tub is currently open and the pool should be open by June 16 or 17. It was delayed due to algae from the rain. Julia has planted some flowers in the ashtray portion of the trash bins and will be arranging for NO SMOKING and NO PETS signs to be installed.

### **Security:**

Doug Ashby has a rotohammer and has offered to drill holes for anchor eyebolts in ground level patios for anyone who wishes. The owner will be responsible for installing the eyebolt.

### **Garage Sale:**

The Garage Sale will be held on June 23 and 24 in conjunction with the Mountain Park sale. Residents will be able to store items in the club house beginning on June 22. They will have to remove any unsold items by June 25. Mountain Park will be using balloons rather than signs to indicate participating sites. Cynthia will pick up the balloons at the Rec Center.

### **New Business:**

### **Community Activities:**

Rand and Sheila will coordinate a Summer Potluck for early August. Date to be determined.

### **Parking Spots:**

There have been some complaints about people utilizing more than two parking spots making it difficult for unit guests to park. There have also been complaints about motorcycle noise. Finally, there apparently is a trailer parked at the rear of the complex. Both motorcycles and trailers are not allowed

without prior authorization from the Board. We need to determine whose trailer is there and ask that it be removed. Doug Ashby suggested we issue two parking stickers to all units. If a car without a sticker is still present after 48 hours, it would be towed. More discussion needs to be done to avoid an overreaction and/or generation of extra bureaucracy.

**Cat Letter:**

A complaint was received about Nancy Wilbur's cat running loose outside. A letter needs to be sent from CAP reminding her that this is not allowed. This will be the second notice. A third will result in fines being imposed.\*

The meeting was adjourned at 7:03PM

The next meeting is scheduled for Tuesday, July 10, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

**\*Action Items for Yvonne**