

## **Minutes for Board Meeting – July 17, 2012 AUO Oswego Ridge, a Condominium's Clubhouse**

The meeting was opened at 6:03PM. Board members Mark Stephens, Jim Stewart, Julia Monaco, Rand Wilhelmsen, and Cynthia Griffen were present. Owners Eileen Brooks, Mark Cowling, Tanya Van Wallenghen and Helen Viera were present. Yvonne Palmer and Doug K. from CAP were present.

The minutes of the June meeting were approved.

### **Old Business:**

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

The board needs a complete delinquent report including all monies owed the HOA from previous owners where ownership has been transferred. Yvonne will work on getting the CAP accounting system corrected to properly state this.\*

Yvonne stated she received a communication from a lawyer in Washington State indicating it was possible for an HOA to foreclose in Oregon. She will work with our attorney to verify this.\*

The following points were not discussed but still appear to be open issues requiring Yvonne to provide details:

-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.

#### **Roof Repair:**

This will have to be done in conjunction with the chimney repair.

#### **Chimney Repair:**

The board decided to allow Footprints to open up the worst chimney in A-Block to help determine the actual extent of damage and consequent costs.

**Pavement Seal Coating:**

Julia pointed out the curb painting outside the pool area was substandard (painted on top of moss). She also argued that the area in the middle of the parking lot just repaired should have been done during the initial 2011 paving. Mark stated he felt the original quote did not include the square footage for this repair. Julia will be working on a final determination of this, along with Doug from CAP.

**Reserve Study:**

The reserve study will have to wait for completion of roof and chimney repairs.

**Newspaper Box:**

Yvonne contacted the Oregonian and we are seeing some 'ThisWeek' papers are being left.

**Bike Racks:**

The HOA decided to purchase two racks and install them under the overhang from the clubhouse over the pool deck.

**Security:**

Thieves broke into a unit being remodeled the week of July 9 and stole power tools per owner Tanya Van Wallenghen.

**Garbage Bins:**

This was overlooked during last month's meeting but was brought up via email. A number of residents have complained that the new larger garbage bins are too high and too heavy to open so have been unable to deposit trash into them. Yvonne advised that the garbage company gave her no notice before replacing the smaller bins. She has been working on trying to get them to go back to the smaller bins but has been having no luck getting them to return her calls. Doug K. from CAP will try to see if there are alternative services we could engage.\*

**New Business:****Community Activities:**

Still to be determined: Rand and Sheila will coordinate a Summer Potluck for early August. In order for this to work communication needs to go up by mailboxes.

**Water Damage:**

There was water intrusion due to defective siding in unit E104 causing damage to the walls and laminate flooring. The HOA authorized Kennedy Construction to do the repairs for their bid of \$5,800.

**HOA Dues Late Fee:**

The board has authorized CAP to increase the late fee to \$40. A letter will go out to all owners explaining CAP. In addition, we will use this opportunity to include a newsletter with items to be provided to Yvonne by the end of the week (7/20/12) for her to include.

**Car Wash Area Sign:**

The board authorized a sign be purchased and installed to indicate a dedicated car washing area adjacent to the pool. This will be explained in the newsletter noted above. Car wash sign will be placed by CAP and should cost the community around \$130, including post, sign and installation.

**CAP Services Checklist:**

CAP will send out a checklist of services they can provide to residents and the fee schedule for these services. Doug will review past check list items CAP can provide on a monthly base, for example changing lights, cleaning up dumpster areas & helping with repairs around the common community areas.

**Dumpster Rules:**

The dumpster rules are hard to see on the one near I-Block. CAP indicated if the sign needs to be moved after the dumpsters are replaced, they will do so. If the small garbage dumpsters allow the rules to be seen again, the sign will stay where it is.

**Resident Letters (to be sent out by CAP):**

1. Resident performing auto body work on HOA property and using community dumpster for disposal.
2. Nancy W. & continuing cat issue with last warning.
3. Kim W & continuing cat issue with fine.

The meeting was adjourned at 7:45PM

The next meeting is scheduled for Tuesday, August 14, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

**\*Action Items for Yvonne**