

Minutes for Board Meeting – July 25, 2011

AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 6:05PM. Board members Julia Monaco, Cynthia Griffen , Rand Wilhelmsen and Jim Stewart were present.

Homeowners Judy Bjorkland, Betsy Barry and Claudine Werner were also present.

Old Business:

FHA:

Rand signed the agreement to proceed with the project, and Julia will send it on to Andrea.

Reserve Assessment:

We request that Andrea address the following to Reserve Study Group:

- 1) The study indicates the complex was built in 1980 rather than 1986. This difference will change the calculations.
- 2) A tile roof should have a minimum lifetime of 50 years. We feel the four stages need to be pushed out at least 15 years from their current schedule. We also believe it is necessary to get an independent inspection of the condition of the roof by a qualified inspector or roofing contractor. Perhaps Mark can offer a recommendation.
- 3) The gutters and downspouts are only two or three years old. They replaced what we believe were the original ones from 1986. This needs to be corrected.
- 4) The painting of the entire facility last year was only \$98,000. We question the study’s \$162,000 estimate.
- 5) The chimney cap replacement needs to be corrected to replace as needed at a 25% rate.
- 6) The clubhouse sliding doors still function adequately and are not used much.
- 7) The clubhouse restroom fixtures are still functioning.
- 8) We have the fire extinguishers re-charged annually as part of the operating budget.
- 9) Andrea to provide receipts from the pool and spa re-plastering done several years ago. This item will have to be pushed further into the future.
- 10) We need more detailed explanation on the “repair and replacement of concrete flatwork.”
- 11) The HOA is not responsible for any perimeter fencing, only that around the pool. The pool fencing will need some repainting within a year or two, primarily the gate section.
- 12) The drainage issue is being addressed with our landscaping service.
- 13) The carport posts were caulked and sealed last year and appear to have considerable life remaining. This needs to be re-addressed.
- 14) The mail boxes are only two or three years old. This needs to be adjusted.

Asphalt Patching & Sealing:

Of the three bids, Coast seemed to be the most comprehensive and at a mid-level price. Rand moved and Cynthia seconded for us to accept their bid. The vote was unanimous.

Rand signed the bid acceptance, and Julia is to send to Andrea to start the process.

Julia is to arrange for the HOA to purchase an electric power washer so we can clean the curbing before the paving and sealing is done.

New Business:

Judy Bjorkland had a few questions about the pool that Julia adequately answered.

Betsy Barry asked that at least one sprinkler head in front of her unit be activated as the plants were not getting enough water. She will tie a ribbon around the head, and Julia will advise MowTown.

Claudine Werner also needs a sprinkler head in front of F105 re-activated. She will also mark it with a ribbon, and Julia will advise MowTown.

We need to have tree trimming and thinning especially where branches are overhanging roofs. The trees in front of G-Block are so dense that almost no sunlight gets through making it impossible to grow much of anything.

Jim asked the board to consider allowing the side room in the club house to be used as a workshop or craft area. The consensus was that we first need to clean it out then address what costs and liabilities this might entail.

Rand brought up the continual flooding at the entry to G101. Claudine indicated that F105 also suffers from the same situation. Either Julia or Andrea will arrange to get bids to correct these issues from Mowtown and C&T.

Finally there was a complaint that the owner or tenant in E201 is letting their cats out. We believe the rules state that no pets are to be allowed to run free. If this is correct, a letter needs to be sent to the owner and perhaps to the community at large since others are doing the same.

The meeting was adjourned at 7:20PM.

The next meeting time and date will have to be decided via email.

Respectfully submitted by Jim Stewart, Board Secretary.