

## **Minutes for Board Meeting – August 3, 2010**

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

The meeting was opened at 5:50PM. Board members Julia Monaco, Kim Wilson and Nancy Wilbur, Rand Wilhelmsen and Jim Stewart were present at that time.

Homeowners present were Mark & Sheila Stephens and Cynthia Griffin.

#### **Old Business:**

##### **Reduction of Water Usage:**

- Rand met with the Lake Oswego water department and was advised homeowners could receive free flow restrictor shower heads and faucet attachments.
- Julia had 7-Dees reduce the time each water zone was on from 20 minutes to 10 minutes.
- The spray heads on the slope facing the front of G-block were shut off where the trees affected the grass growth. Effects from both of these actions will be monitored.
- Jim suggested investigating areas in the landscape where the spray heads could be converted to drip manifolds to direct water to only the plants that require it.
- It was suggested that the HOA offer to cover the installation cost for any homeowner who replaced the original toilets with a new, low-flow type. Wally, our new handyman, could handle the installations as well as disposal of the old toilets. The owners would be responsible for purchasing the toilets but we might be able to secure a discount and delivery with a group buy.

#### **New Business:**

- Mark Stephens advised that we need to seal a crack between the asphalt and curb by D-106 to prevent water runoff from collecting in the entrances to the lower units. This creates a hazard with moss and mud build up as well as ice in the winter.
- Julia had C&T Landscaping do a demo area in the island between D and E blocks for \$280. Those who had seen it were impressed with the quality. Julia expressed some doubts about the quality and consistency of the work by 7-Dees. She suggested we parcel out certain activities and limit 7-Dees to basic maintenance. The current cost for 7-Dees is \$1800 per month.
- The painting bids were discussed. One bid was for only a single coat and was very nearly the same as those with two coats. The consensus was that this bid should not be considered. We discussed adding door painting to the bid and the need to confirm that all railings are included. Mark Stephens, being a contractor/builder, agreed to examine the bids, contact the vendors with the additions and report back to the board.
- It was decided to post a broadside on the bulletin board by the mailboxes describing what the board is considering and why. Jim is to start it the pass it around for additions and editing.
- There have been some complaints about a trailer parked in the complex. Permission had been given to park it for 30 days, apparently a precedent; however, it was decided to limit trailers, motor homes or pods to just over weekends from this point forward.

Mark Stephens advised of a rat infestation by D-Block in the ivy covering the slope. Julia will contact the management company to explore solutions.

-Cynthia Griffin is working on a window washing project for people in the upper units. This will be at the owner's expense. She will get a flyer out to provide the details.

-In order to foster more of a sense of community, it was decided to have a Potluck Get Together on Sunday, August 22 at 5:00PM in the Club House and pool area. We will set up posters announcing it at least a week in advance.

The meeting was adjourned at 7:30PM.

The next meeting will be at 5:45PM on September 7.

Respectfully submitted by Jim Stewart, Board Secretary.