

Minutes for Board Meeting – August 14, 2012 AUO Oswego Ridge, a Condominium’s Clubhouse

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

The minutes of the July meeting were approved.

Old Business:

Chimney Repair:

The contractor discovered there was no building paper used over the sheathing. This will have to be remedied to prevent any further deterioration. The estimate is that it will take an extra \$10,000 to make the repairs on the uphill and long sides of the chimneys for a total of about \$18,000. It was moved, seconded and passed to proceed with the repair.

Landscaping:

A tree at the end of B-Block is dying. Mark will meet with the landscaper to discuss. People are not happy with the irrigating system which will also be discussed.

Delinquent HOA Payments:

Conger – CAP needs to clarify when and how they received the partial payment from Conger of \$2,165.69. The board believes it was not consulted regarding this. We need to determine if Conger filed Chapter 13 or Chapter 7 bankruptcy. If the latter, it is believed we can foreclose on the property, rent it out and apply any rental income to the outstanding balance. We need to find out what Mt. Park has done, if anything, to collect their fees. Rand will contact the attorney to determine the best move.

Roof Repair:

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

Pavement Seal Coating:

The contractor is recalculating the original quote to determine if the area in question was included or not. He agreed with Julia that it most probably should have been part of the original quote. They will repaint the curbs by the pool. We will hold back 10% until we are satisfied with the job.

Reserve Study:

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

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.* **This issue has yet to be resolved.***

Sidewalk Paving at Club House Entrance:

This was brought up before so needs to be addressed again. The sidewalk area at the Club House entry has heaved probably due to tree roots. This needs to be repaired or replaced before any injuries occur for which the HOA would be liable. Yvonne needs to work on this.*

Community Activities:

The "Happy Hour" get together is scheduled for Thursday evening. If relatively successful, it is suggested this be made a monthly activity.

New Business:

Dog Issues:

Yvonne to issue a strong letter to the owner of the bulldog in I-Block that is left either loose or on a long leash allowing it to menace anyone walking behind the building. This owner also has unacceptable items on his patio. Julia or Mark to provide the unit number so Yvonne can direct the letter to the proper person.*

There is also a complaint about the pug in A-Block (??) that frequently is allowed to run free when the owner retrieve his mail. There was also an indication of this animal defecating without it being cleaned up. Julia to coordinate with Yvonne.*

The meeting was adjourned at 7:02PM

The next meeting is scheduled for Tuesday, September 4, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

***Action Items for Yvonne**