

## **Minutes for Board Meeting – September 4, 2012**

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

The meeting was opened at 6:03PM. Board members Mark Stephens, Jim Stewart, Julia Monaco and Cynthia Griffen were present. Owner Doug Ashby came later.

The minutes of the August meeting were not approved pending additions.

#### **Old Business:**

##### **Car Repairs:**

The repair of cars was discussed. Since the board was assured the current project will be the last, we will allow it; however, if another is started, a letter and fine will be issued.

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

The repairs are proceeding but we need CAP to provide the Board with timely status reports on this and any other ongoing repairs: e.g. the irrigation valve near H-Block, status of bike racks that were approved, the garbage bin size issue and the heaved sidewalk area in front of the Club House.\*

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

Lopez – Due to health condition of owner, this will have to be written off.\*

Conger – No clarification of received payments from CAP. The Board is not ready to settle until all the facts are known.\*

Tahmassbi – Our attorney needs to clarify the situation and make a recommendation of action.\*

Ed at CAP needs to do a complete review of the delinquent dues situation with recommendations for action. We need to put in place specific actions at 60, 90, 120 day delinquencies followed up by drastic action should it continue.\*

##### **Animal Issues:**

The Board needs to approach any dog or cat problems in a realistic manner to prevent rampant roaming, defecating and barking but to allow occasional door to car or accidental escapes. We need to remind residents if such behavior is observed but note any repeat offenders.

Nancy Wilber’s roaming cat – Nancy needs to be required to attend the next board meeting to discuss the problem since she has received several letters of notice. If she fails to attend, it was agreed to assess a fine.

### **Community Activities:**

The board will try to have a Happy Hour on the second Thursday of every month. If not successful for the next three months, the effort will be abandoned. The next Happy Hour is to be on September 13. Julie is to advise Ben of this ongoing schedule.

### **New Business:**

Newsletter from CAP:

It was noted that the newsletter CAP sent out was one week late and had a rather glaring typo of a graphic overlaying text. We would like CAP to comment on this.

The meeting was adjourned at 6:59PM

The next meeting is scheduled for Tuesday, October 2, at 6:00PM.

Respectfully submitted by Jim Stewart, Board Secretary.

**\*Action Items for Yvonne**