

Minutes for Board Meeting – September 9, 2010 AUO Oswego Ridge, a Condominium’s Clubhouse

The meeting was opened at 5:45PM. Board members Julia Monaco, Kim Wilson and Nancy Wilbur, Rand Wilhelmsen and Jim Stewart were present at that time.

Homeowners present were Arlene Stebbins, Natasha Demyashkevich and Cynthia Griffin.

Old Business:

Reduction of Water Usage:

- The city of Lake Oswego recommends additional cutting back on irrigation.
- Rand will work with Natasha on toilet upgrade details such as cost per unit and any incentives we might be able to offer.
- Painting – We need to ensure all entry doors are washed prior to painting.

New Business:

-Dry Rot Repair Bids – We received two bids as follows:

HOA Maintenance - \$9,993

Aspen Exteriors - \$9,600

Mark Stephens looked at both bids and felt they were high. He thinks the cost should be about \$7,500 and offered to secure a 3rd bid from an acquaintance.

-Natasha would like to on her own remove the decorative grass around the pool and replace it with hydrangeas. The board gave her permission.

-Fence behind A-Building – Peter Marsh who owns the house behind this area offered to build a fence using the existing posts to increase his privacy and eliminate a potential hazardous slope. We need to determine who owns this area – Mountain Park or Oswego Ridge. Also, Rand suggested we need a quitclaim from Peter if he pays for the improvement.

-Natasha brought up the excessive silt build up around parking space #42. The board wants this to be looked at before deciding how to proceed.

-HOA Budget – We currently have \$370,000 in capital reserve and \$70,000 in operating budget. It was decided to determine how much we are required to have in both under Oregon’s condominium rules. We might be able to lower this amount without jeopardizing our health. Arlene expressed a concern about the potential loss of owners and subsequent revenue if HOA fees are raised coupled with the concern about foreclosures. Currently the indication is to only raise them by \$2 to \$4 per month. Arlene suggested we look at what budget expenses we can eliminate or postpone to keep HOA fees down. Julie recommends doing all we can to promote auto pay of HOA fees to reduce the temptation to pay other bills first. The board decided to eliminate the dumpster at the entry to the complex to save on the cost and put recycling bins in its place. This will also reduce the likelihood of outsiders dumping trash in the complex as they have been observed doing in the past. It was decided to retain 7-Dees in their reduced capacity through the end of the year then look for alternatives. Arlene felt we could just hire a

reliable general yard maintenance company to mow and trim as needed rather than weekly service. We will look into putting the lights back on a timer rather than by sensor as the latter seems to turn them on too early.

-With the success of our Potluck in August, it was decided to have an Oktoberfest Potluck on October 17 at 5:00PM. We will put up posters as the time draws near.

The meeting was adjourned at 7:25PM.

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

Respectfully submitted by Jim Stewart, Board Secretary.