

## **Minutes for Board Meeting – September 12, 2011 AUO Oswego Ridge, a Condominium’s Clubhouse**

The meeting was opened at 6:10PM. Board members Julia Monaco, Cynthia Griffen, Rand Wilhelmsen and Jim Stewart were present.

The minutes of the July meeting were approved.

### **Old Business:**

#### **Reserve Study:**

The Board wants to delay final acceptance of the study until:

- 1) Mark Stephens roofing contractor can do an assessment and verify the concrete tile only has an expected lifetime of 35 years.
- 2) We can determine if there are any impediments to changing the type of roofing from either covenants in the complex or Mountain Park rules. There are less expensive types of roofing that have a 35 year life that could reduce the increase in dues as the roof is the single largest expense.

We want to target final decision for the October Board meeting. When notice of the increase in HOA fees goes out, we need to stress the fact that they have only been raised once in the last four years, and it is our express purpose to do everything we can to avoid any special assessments.

#### **FHA:**

The completion of the study appears to be dependent on the finalization of the Reserve Study.

#### **Paving:**

We need to note any missed spots and secure adequate notice for the seal coating where all vehicles will have to be out.

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

We need to check with Andrea to determine why no progress has been made on the two largest accounts. Rand will check on the costs and potential for the HOA to foreclose on any delinquent properties.

#### **Water Problem at G101:**

Julia to contact the landscape service to meet with Jim Stewart and go over the issues.

### **Landscape Contract:**

The board approved extending the contract of the landscape company that took over for MowTown after it went out of business. They did an excellent tree pruning job.

### **New Business:**

#### **Cars & Parking:**

There have been complaints received for excessive cars per unit as well as vehicles with expired tags. Rand believes the HOA rules limit each unit to a maximum of two vehicles and will try to find the citation. We need to put notices on any cars with expired tags and watch for more than two vehicles per unit to enable all residents to comfortably park in the complex.

#### **Pool & Hot Tub:**

Since there appears to be no posted closing time for the pool and hot tub, Rand proposed the following:

Pool - Closes at 9:00PM

Hot Tub – Closes at 10:00PM

There were no objections to this from the Board members present.

The meeting was adjourned at 7:08PM.

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

Respectfully submitted by Jim Stewart, Board Secretary.

### **Action Items for Andrea:**

- 1) Determine if we have the authority under both Oswego Ridge and Mountain Park rules to change the type of roofing.
- 2) Find out status of delinquent HOA dues and reasons why no resolution has been achieved to date.
- 3) Determine if we have the authority to set pool and hot tub closing times.