

AUO of Oswego Ridge, a Condominium  
Minutes of a meeting of the Board of Directors  
Wednesday, June 2, 2021, 6:30 PM

A meeting of the Board of Directors (the Board) of the AUO of Oswego Ridge was held on June 2, 2021 by the online meeting facilitator, Zoom with the option to attend by telephone.

**Attendance:**

President Claudine Werner  
Secretary Sarah Hanley  
Treasurer Ronda Haas-Huntze  
Directors Erin McCann (by phone) and Natasha Demyashkevich  
Homeowner Lisa Corrigan (by phone) Unit D103

Voting members absent: None

Due to technical difficulties, Sarah was unable to take the meeting minutes and the meeting was recorded and minutes written by Ronda.

The meeting was called to order at 6:41pm by Claudine. \*9:41pm Michigan time for Sarah

A motion was made by Sarah to approve the minutes from the previous meeting of Tuesday, May 11, 2021. Natasha seconded. The minutes were approved unanimously.

**Old Business**

**Repair of holes in roof not taken care of in the 2018 exterior remodel:**

The primary concern is the return of the squirrels that were recently removed. A proposal was sought by Michelle Fife (Community Association Partners or CAP) to have the work done by West Coast Roofing and Painting for \$1,200/building. There are three buildings that need repair. The original contractor, I&E Construction was contacted by Michelle and they declined to take responsibility for the oversight. Michelle also contacted Forensic Building Consultants, the company hired to make the repair recommendations for the 2018 remodel and oversee the work. Forensic also declined to take responsibility. Natasha proposed to conditionally approve the repairs by West Coast Roofing in order to let her contact someone she knew affiliated with I&E. She would do this within the current week and if she got no further resolution through I&E, we should proceed with West Coast Roofing. Sarah moved to conditionally approve the proposal by West Coast Roofing, Natasha seconded. The motion was unanimously approved.

**New Business**

**Landscaping bids from Brightview:**

1. For 2021 Drainage Enhancement to take care of puddling in front of F Building, Units F104 and F106 and puddling on patio of Unit F106. Estimate is \$6,682.23. This work was already in the budget for 2021.
2. For 2021 Birch Tree Treatment for systemic soil treatment to help suppress bronze birch borer and aphids, \$502.50.
3. For 2021 Rhododendron Treatment for rhododendron and azalea Lacebug, \$502.50.
4. For 2021 Drainage maintenance, the cleaning out of existing drainage areas clogged by debris, \$519.00.

After discussion of all the Brightview proposals, Natasha made a motion to approve these four items, Sarah seconded the motion and the morion was approved unanimously.

Also proposed and bid by Brightview:

1. For 2021, Plant Enhancements, estimate \$2,780.27.
2. For 2021, Turf aeration, \$608.26
3. For 2021, Lime Application, \$520.19
4. Pine tree removals for small pines leaning near the fence, northeast part of property near Building F, \$1,668.75

These items were tabled.

### **Pool Opening:**

Oswego Ridge is still in the high risk category. In preparation of meeting the State requirements, Erin created an online registration for people wanting to use the pool. Further discussion of the opening was tabled for the July 16th meeting, unless the restrictions were eased enough that we could comply. The Board would touch base in two weeks to evaluate. Ask WetCat, our pool service, to let us know when the restrictions are eased.

### **Additional Items:**

#### **New Janitorial Service:**

Claudine reported that Cascade Building Service, the new janitorial service, would begin working the next day, June 3rd 2021. The clubhouse bathrooms would be cleaned in anticipation of the opening of the pool. The service said they would do general exterior cleaning of two buildings/week when they are here. We were encouraged to purchase our own bathroom supplies and they would replenish the bathrooms.

Sarah volunteered to power wash the pool deck.

#### **Building Identification:**

Ronda reported that the information she had on the source of the building identification letters was no longer valid, the company had gone out of business. She is going to contact some fabrication companies to get additional 18" high letters for the ends of buildings E and G. Natasha suggested lighting the building letters and volunteered consulting her electrician.

#### **Battery collection:**

Claudine reported a green collection basket would be put under the mailboxes for collection of batteries June 13th and 14th. There is a notice posted on the bulletin board.

#### **Bird Feeder Ban Resolution:**

Michelle had not done any more work on the message to be sent to the homeowners concerning the bird feeder ban.

#### **New business for next meeting:**

Grand, lighted wayfinding sign/map of complex.

Meeting was adjourned at 7:35pm.

Respectfully submitted,  
Ronda Haas-Huntze, Treasurer

In addition to the minutes, I was asked to explain the process the Board went through concerning the opening of the Oswego Ridge swimming pool (and hot tub).

While in the high and medium risk categories of the Covid-19 restrictions, the State guidelines for the opening of a pool for our type of organization were too expensive to adhere to. It would have required full-time monitoring by someone: to make sure the number of people using the pool was in compliance; to verify they were all part of the same household or bubble; to observe that all those using the pool were complying with the restrictions; to clean after each party was done and to monitor the pool chemicals every four hours the pool was being used. In

the debate as to when to open, the Board consulted other organizations with swimming pools to find out how they were handling the restrictions, including the Mountain Park Recreation Center. The Rec Center opened before Oswego Ridge because they already had full-time staff to monitor their pool and clean. That pool is available to all the homeowners/residents of Oswego Ridge.

As soon as the Board could anticipate the State restrictions were to be lifted, every effort was made to get the pool ready for use and the clubhouse restrooms cleaned and stocked. Since the restrictions were lifted close to the end of the month of June, the decision was made to wait until the beginning of July to open because both the pool service and the janitorial service raise their prices when the pool is open. The Board thought it extravagant to spend the additional money for a few days in June as both services charge on a monthly basis.

The Board took seriously its responsibility to the homeowners/residents to keep them safe, to keep our facility in compliance with the State regulations and to keep costs down and the Association on budget.