

Ridgeview HOA
(Annual and Board Meeting Minutes: December, 2012)
(7:00-pm Rec Room)

Board Members: *Present: Ed Grosswiler, Brian Aveny, Bob Thompson; Absent: Franki Satsky and James Sturm*

Others Present: *Ron Morgali, Shirley Bass, Mollie Weglinski, Carole Breck, Gordon Howard, Christopher Gardner, Bill Nichols, Jennifer Sturm*

Proceedings:

Annual Meeting called to order at 7 p.m. by Chair Ed Grosswiler

- 52% of the proxies were returned for annual meeting, establishing a quorum.
- No new nominations contained in ballots for Board membership.
- Two positions are open for board in 2013.
- Current board members Bob Thompson and Ed Grosswiler are re-elected and James Sturm is elected to a vacant position.
- Brian and Franki are reaffirmed as Board members.
- Financial report
 - No dues increase in 2013
 - Current bank reserves are estimated at \$80,000
 - Estimated cost to reroof Building C is \$42,000. Fisher Roofing will do work in spring.
 - Calculating costs to re-open pool... improvements to gate, railing and decking. Also a phone needs to be available to call 9-1-1.
 - Other priority issue is outdoor lighting. Three electricians have given us advice and counseling with costs ranging upwards of \$30,000. We are likely to take the project in stages.
 - Siding issue is still alive. We are pushing forward, seeking coverage under warranty provisions of the siding installation
- 2013 budget is still in draft, awaiting word on city of Lake Oswego utility rate increases.
 - Budget will be considered at February meeting

Annual meeting adjourns at 7:08 p.m.

Board meeting begins at 7:09 p.m.

Board meeting minutes from October, 2012 approved. Brian Aveney moves, Bob Thompson seconds; all approve.

Ed Grosswiler nominated for another term as Board Chair (Brian Aveney moves, Bob Thompson seconds; all approve)... Brian Aveney nominated as Vice-chair (Ed Grosswiler moves, Bob Thompson seconds, all approve). Franki Satsky nominated for another term as treasurer (Ed Grosswiler moves, Brian Aveney seconds, all approve.) Bob Thompson nominated to another term as Secretary (Ed Grosswiler moves, Brian Aveney seconds, all approve)

Chairman's report – 7:12 p.m.

- Ed reports back dues are between \$7,000-\$8,000, down from a high in recent years of \$40,000.
- Only one owner is not on a payment plan. That unit is for sale and Ridgeview is first in line to collect back dues through a lien when unit is sold. Two other units are for sale and both are current on dues.
- Unit 30 tenant has been evicted... special thanks to nearby owners for reporting problems.

- Towing service is now in place. Two cars sitting for a long time have been towed.
- Deck and storage room inspections will continue and repairs being scheduled

Meeting opens to Owners questions and comments.

Action item: Jennifer Sturm in Unit 53 says there is a problem with dog waste in the parking lot.

Action item: Linda Gardiner in Unit 33 says the “No Smoking” sign has been torn off building A.

Action item: Kathy Schaffer in Unit 58 would like dowel handles installed on railings to prevent slipping.

Action item: Shirley Bass asked about gutter cleaning and fireplace inspection. Building A has leaves collecting on the roof which could become a problem. Recommend cleaning pine needles sooner.

Reminder: Ridgeview is a non-smoking property and quiet hours are 10-pm to 6-am, Laundry room will be closed from 10-pm to 7-am.

Meeting adjourned at 7:29 p.m.

Minutes submitted by Secretary, Bob Thompson.