

## **Ridgeview Condominium Board of Director's Meeting**

**Tuesday, January 8, 2019**

**Call to order at 6:03 pm**

**Ridgeview Recreation Room**

**Attendees:** Units: 7, 12, 20, 23, 28, 29, 40, 45, 46, 48, 53, 56, 62 and 68.

- 1) Call meeting to order – 6:03 pm.
- 2) Quorum established.
- 3) Approval of previous meeting minutes – November 6<sup>th</sup>, December 4<sup>th</sup> and December 19.
- 4) Building Project
  - a. Contractors – Board members David Parks and Dan Troxel visited Gore, I&E, and Charter contractor construction sites. All three construction sites were in good shape, and the staff were helpful and informed about their work.

Board member Anne Lyall called references for I&E and Charter and both were highly recommended. There was not a Gore reference.

- b. Design options – J2 representatives, Ryan and Tim, spoke about design options. Clarity was required from Ridgeview's lawyer, Jason Grosz, regarding changes or improvements to decks and entryways. Any changes to building designs require owner approval.

Ryan and Tim noted that the City of Lake Oswego and Mountain Park do not allow vinyl siding. Owner's noted that Ridgeview was given special permission to use vinyl siding. A decision on this item is pending.

There is potential water damage from improperly installed windows. The windows are the Association's responsibility, which includes sliding doors. All windows will be inspected. The cost to replace windows falls on the owners.

J2 went over egress options provided by all three potential contractors. The original bids did not include egress options. J2 reviewed the egress costs of the three contract bids and noted that all three bids were within \$50k of each other.

The Board voted 4-1 to choose Charter as the contractor. David Parks voted for I&E, and the other four Board members voted for Charter. The project cost is \$2.8M as the base fee. Additional costs will come from lawyer fees, J2 fees, B&H fees.

Darcie will get Jason to draft the letter of intent to Charter. J2 will contact Gores and I&E that they did not get the bid.

Open forum for owners – Fred asked how the project will be funded. Darcie shared she is already looking into terms from lenders and will report back.

Next Board Meeting is Jan 23 at 6 pm. The quarterly meeting is on Feb 4 at 6:00pm.

5) Adjournment – 7:55 pm.