

Ridgeview Condominium Board of Director's Meeting

Wednesday, January 23, 2019

Call to order at 6:03 pm

Ridgeview Recreation Room

Attendees: Board Members: David Parks, Ashwini Prashad, Dan Troxel, Anne Lyall
Units: 8, 12, 15, 17, 23, 27, 29, 37, 41, 45, 46, 47, 48, 53, 56, and 62.

- 1) Call meeting to order – 6:03 pm.
- 2) Quorum established, Frankie was absent from the meeting.
- 3) Approval of previous meeting minutes – January 8th.
- 4) Building Project
 - a. HOA Attorney Jason has drafted a Letter of Intent and has sent to Charter Construction informing that they are the chosen contractor for the work to be done at Ridgeview Condominiums.

Darcie informed us that she has heard back from two of the three lenders she has contacted regarding the loan for the proposed work. The total loan looking to be \$3.5 million.

J2 Representative Tim advised of work needing done that would be a Capital Improvement and thus needs a vote of owners – type of shingle to be used, lap siding would save approximately \$300,000, but would have a different appearance to current siding, new decks - a solid deck floor compare to the current flow thru, and metal rail on the stair towers - to allow the correct width required by code. Once approved by Owners, subsequent approval would be needed from Mountain Park and The City of Lake Oswego.

- b. Open forum for owners – many questions were asked regarding the scope of the work to be done, the anticipated costs, why owners wouldn't have to vote on all changes i.e in addition to siding, decks, railings. It was also explained that if new windows and patio doors were needed, each owner would be responsible for cost.

The next quarterly meeting is on Feb 4th at 6:00pm.

- 5) Adjournment – 7:11 pm