

Ridgeview Condominium Quarterly MEETING Minutes
February 4, 2019

Meeting Attendees:

Units: 56, 29, 12, 23, 45 & 46

Board members: David Parks, Ashwini Prasad, Anne Lyall and Franky Satsky. Dan Troxel absent

1. Meeting Called to Order 6PM.
2. Quorum established.
3. January 23 meeting minutes approved with revisions.
4. Financial Report: Ending December
 - a. Darcie from B&H reviewed the year-end financial report. The Association was \$3500 under-budget for expenses in 2018.
5. Maintenance and Repair
 - a. B&H Report
 - i. Fireplace panels: The vendor did not receive the correct panels. The panel maintenance will be rescheduled.
 - ii. Laundry services: Darcie is getting bids from other vendors. A washing machine leaked and any damage is being fixed.
 - iii. Pool – testing – hours:

The cell required sign was taken down by B&H.

When the pool is open, chemical testing is required every four hours by the County, and the results manually written down. The discussion was: 1. Reduce pool hours. 2. B&H will look into an auto-tester but the results still need to be manually written down. 3. Darcie will send out an email to owners to see interest in a pool committee. 4. Look for a resolution on this item in April or May 2019.
 - iv. Trash enclosure lighting: Out to bid
 - v. Tree trimming bid: Approved by The Board. The City of Lake Oswego requires foliage to be replaced. The Association asked for a waiver instead of paying for additional tree planting.
 - vi. Piping: The Association's insurance company, CAU, is not satisfied with the piping audit for galvanized piping. CAU is requesting galvanized piping to be replaced.
 - vii. Community Garden: Board President, David Parks, met with Eagle Crest to discuss the community garden. Darcie will send an email out that there are three gardens available to Ridgeview residents. Eagle Crest asked for \$300 to assist with maintenance. The Board approved the \$300 for the community garden maintenance.
 - b. Safety: Police were called to the Association because there as a person trying to open cars by checking for unopened doors. Please lock your doors and be safe.

Residents also spoke to David Parks about the lack of lighting in the trash and recycling areas. Lighting will be improved in these areas.

6. Deck and Siding project update: No new updates.
7. Open forum: Carole asked for a bike shelter. More discussion is required about this topic.
8. Adjournment: 7:10pm.