

Ridgeview Condominiums
Board of Directors Meeting

Date: May 13, 2019

Time: 6:00 pm

Location: Recreation Room, 47 Eagle Crest Drive, Lake Oswego, OR 97035

Board Members: David P., Franki S., Anne C., Ashwini P, and Dan T.

Owners: Carole #46, Doug #53, Anna #49, and Steven #31

Agenda

1. Call meeting to order – 6pm
2. Quorum – established
3. Charter Construction contract – Jason is waiting on final bid docs from Charter.
4. Special Assessment Resolution - Jason, Ridgeview's lawyer, did not have a complete resolution because he was waiting for accurate numbers from Charter. The resolution will be approved at a later date.
5. Unit 31/39 Water damages – insurance costs and how to manage them still need to be settled. A insurance claim will be filed to see if there is coverage.
6. Approval of previous meeting minutes: April 24, 2019 – none to approve
7. Financial Report:
 - a. Ending April - \$5 over in April. Over \$4k for the year.
8. Maintenance and Repair
 - a. B&H Report
 - i. Fireplace panels – the vendor received a small shipment. Unit #11 will test out the panels to ensure they fit fireplaces. This will be the third time the vendor will come to Ridgeview.
 - ii. Pool-testing-hours-signs – volunteers established for pool committee to do the pool testing every four hours the pool is open. The pool committee needs more members. A Charter sub-contractor will take a look at the loose railings in the deep end of the pool. Darcie is looking at leveling the pool deck where needed.
 - iii. Pool Shed Electrical – Darcie to see if a secondary circuit can be run to run lights.
 - iv. Laundry room piping (g/l) – the Board discussed if plumbing repairs to be paid from reserves. A vote was put forth for repair costs to come out the Reserves. The resolution passed 5-0.
9. Open Forum:
 - a. D. Parks asked Darcie to power-wash the concrete now exposed with the arborvitae removal.
10. Adjournment – 7:17 pm.