

## **Ridgeview Condominium**

### **Board of Directors Meeting**

Date: August 6, 2019

Time: 6:00 pm

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

Attendees: Carole, #46, Jose #2 and Barbara #62

Board: Anne Lyall, David Parks, Ashwini Prasad, Dan Troxel and Frankie Satsky

Bluestone & Hockley Management, Darcie Seal

#### **Agenda**

1. Call meeting to Order: 6:05pm
2. Quorum: Established.
3. Construction Project: Attorney Jason Grosz was present
  - a. Loan approval – Approving the project 3,600,000.00 loan with Mutual of Omaha Bank. Commitment letter by bank sent to Jason. The next step is for Jason to review the loan documents.
  - b. Charter Construction Contract - Motion to approve contract approved 3-2. An outstanding issue is whether the contract price of ~3.2 million includes the Puma deck or not. The issue will be resolved between J2 and Charter.
  - c. Project Kick Off Meeting – Wednesday August 21<sup>st</sup> at the Mountain Park Hawthorne Room.
4. Approval of previous meeting Minutes: May 13, 21 & 29, 2019 : All minutes approved.
5. Financial Report:
  - a. Ending June: Under budget for year to date. Expected expenses for the project are incurred.
6. B&H Report
  - a. FHA Renewal: Renewal is required every two years with a \$400 fee. Renewal is in August 2019 and Darcie is waiting for the approval.

b. Fireplace panels – 08-07-2019 for the replacements to occur. One affected owner is unavailable and will be rescheduled for another date.

c. Pool – testing – hours – signs – gate – pool drain:

Two committee members will do the required pool testing but more testers are required. Darcie will send out an ask for volunteers again and ask for renters to be on the committee. Pool hours will be 12-7 for the remainder of summer.

The life ring will be replaced because it was thrown out of the pool and damaged.

The pool gate has issues closing because of its hinges. Darcie will get the gate fixed.

Pool drain cover needs to be replaced every three years. Next year, the pool drain will be replaced.

David Parks asked that a chain to be out around pool when not open.

d. Unit 62 Sidewalk: Trip hazard was identified by Barbara. 5-0 motion passed to replace the sidewalk for safety at \$3000 by Artisan.

e. Expedia Rental: Rental was found on Expedia. Association's CCR's state that under 30 day, or any short term, rentals are not allowed on the property.

7. Community Garden: Darcie will send out an email for folks to not pick food from private and reserved plots.

8. Open Forum: Darcie will send out an email for people not to use the hose to wash their cars that are not part of Ridgeview.

Barbara asked if a shelf attached to the siding of her unit will be removed and the Board said yes.

Barbara also asked if a planter will be removed. Darcie said she would tell the porter to remove the planter.

Jose asked about the project history and the Board provided a project overview.

9. Adjournment: 815pm