

Ridgeview Condominium
Board of Directors Meeting

Date: **December 3, 2019**

Time: **Following the Annual Meeting**

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

Attendees: #7, #12, #13, #29, #53, #56, #62

1. Call meeting to order: Meeting called to order at 7:06pm. The Quorum established. David Parks, Ashwini Prasad, Dan Troxel, Anne Lyall. Franki Satisfsky absent.
2. Resolutions/Agreements
 - a. Satellite Resolution: The resolution states that owners must receive Board approval to put a satellite on Association property. The resolution passed 4-0 by all present Board members.
 - b. Collection Resolution: The resolution is formalizing the verbiage in Ridgeview's CCRs about late fees, policy and interest. The resolution passed 4-0 by all present Board members.
 - c. Collection Agreements: The Agreement formalizes that Vial Fotheringham can make collections on behalf of Ridgeview Association. Vial Fotheringham was brought on by the Association to do collections. The Agreement states that all dues collected by Vial Fotheringham will go to the Association
3. Construction Project
 - a. Building A and B structural/drainage/TerraFirma Proposal
 - i. A ~\$16,000 proposal was approved by the Board, 4-0. The issue is that there are structural issues in Buildings A and B with dirt erosion in Building A, and water is under Building B. The money will be taken out of the Association's operating budget.
 - b. Crawl Space Doors
 - i. A \$3500 proposal was approved by the Board, 4-0, to get doors to the crawl doors. The money is taken from the capital project contingency money. The money and crawl space door issue were not expected during the capital project.
 - c. Loan Draw
 - i. David Parks, President, made the first loan draw from the capital project loan. There is \$170k left in the serial assessment account.