

Ridgeview Condominiums  
**Board of Directors Meeting**

**Date:** February 4<sup>th</sup>, 2020

**Time:** 6:00 pm

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

**Board members:** David Parks, Ash Prasad & Franki Satisky. Absent: Dan Troxel & Anne Lyall

**Bluestone & Hockley:** Darcie Seal

**Attendees:** Units 12, 20, 21, 28, 33, 35, 58, & 62

**Agenda**

1. **Call meeting to order:** 6:02pm
2. **Construction Project Update:** Tim Lunsford with J2 Building Consulting was present.
  - a. Issues with deck erosion and storage spaces.
  - b. Drainage issues in crawl spaces in buildings A & B. Sump pumps will be put into the crawl spaces.
  - c. J2 reported that there were not life or safety issues with the project. There are challenges with the window installation and the stickers but not with the quality of the windows. The window performance is up to specifications. Cascade windows are the window brand installed in the rest of the Association.
  - d. There is an issue with the curing product o the back decks. The curing is not drying as quickly as needed and adhesion. J2 is suggesting a different product with similar quality and 5-year recoating recommendation.  
Charter is absorbing the \$40k difference for the product change.
  - e. Framing of the front staircases is also an issue because the framing needs completion. There may be limited access to staircases for 1-3 weeks.
  - f. City of Lake Oswego inspectors came out to inspect the work and no issues to date.
3. **Laundry Equipment:** 6:30pm
  - a. Coin Meter: Blair Holt  
Blair Holt who represents Coin Meter explained the costs to switch out the washers and dryers. The Board will review the contract and make a final decision on switching out the Ridgeview washers and dryers.
4. **Approval of previous meeting Minutes:** 11-05-209 Approved, 12-03-2019 Approved
5. **Financials:** Franki reviewed the 2019 budget. Overall, the budget was under-budget.
6. **Spring Projects:**
  - a. Landscaping: deferred until the next meeting.
  - b. Pool: deferred until the next meeting. Darcie will send out a pool volunteer solicitations email in April.
7. **Adjournment:** 8:20pm.