

# Ridgeview Condominium Board of Directors Meeting Minutes



Meeting: **2018, 3<sup>rd</sup> Quarter**

Date: **August 6<sup>th</sup>, 2018**

Time: **7:00 pm Adjourned at 911p,**

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

**NOTE:** The Board Meeting will be preceded with the J2 Presentation on the Inspection Envelope and Next Steps. (See item 12 below) The meeting will be called to order after the presentation.

Board Attendees: Frankie S., David P., Dan T. and Ashwini P.

Owners: Marty and Kaori Kammerzell Unit 54, Kirsten Murray Unit 6, Charles Mann and Shannon Grosswiler Unit 25, Meyers Spornolli Unit 13, Anna Pearson Unit 49, Mary and Mike Muoth-O'Phelan Unit 23, and Ann Lyell Unit 53.

1. J2 Engineering Consultants – Inspection Envelope Report and Next Steps. This presentation is a repeat of the presentation from the informative meeting on July 21<sup>st</sup> and May 9<sup>th</sup>, and will precede the board meeting from 7-8pm.
2. Board meeting called to Order at 8:07pm.
3. Quorum established.
4. Approval of previous meeting minutes: June 26<sup>th</sup>, 2018. Approval tabled until minutes are amended at next Board meeting.
5. Financial Report: Mid-year ending June 2018 reviewed. Overall, under-budget.
  - a. Operating Report
  - b. Balance Sheet
6. Maintenance and Repair.
  - a. Driveway lights: pending and Darcie will call for status update.
  - b. Unit 52, Exterior storage door replacement: door will be replaced as a temporary fix because the door is not repairable.
  - c. Community Garden:
    - i. Eagle Crest, our neighbor, is asking if we could contribute financially to the cleanup and refurbishment of the community garden. Our estimate shared cost is about \$850. This mostly involves disposal fees, new mulch.
      1. Motion for \$850 passed. Board members will speak to 45 Eagle Crest Drive to discuss equitable garden sharing beginning spring 2019.
  - d. Repairs done for water damage in 17, 22 and 27. Owner of 27 was notified of bill for the water damage.

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- e. Fall Maintenance:
  - i. Schedule Chimney Inspections before fall weather: Bluestone and Hockley will coordinate the inspections.
  - ii. Gutter Cleaning: Bluestone and Hockley will coordinate the cleaning.
  - iii. Drains and Catch basin cleaning. i.e. drain near parking location 21: Darcie Seal, property manager from Bluestone and Hockley, noted they were cleaned.
  
- 7. Landscaping and Pool.
  - a. Pool chemical testing. When in use, pool needs chemical testing every four hours. The Board and Bluestone and Hockley will speak with 45 Eagle Crest Drive to see if they can do testing for a nominal fee.  

A phone at the pool is required to be installed per State regulation.
  - b. Reminder was provided: Owners/Residents, please keep plants and furniture on your patio's and not on the grass:
  - c. Reminder was provided: The irrigation system was not turned on this summer, again. Repairs were not prioritized by the board due to other issues.
  
- 8. Announcements, Mailings and Notices.
  - a. Insurance Resolution, mailed to owners.
  - b. Construction Repair Project, mailed to owners.
  - c. Next Meeting Date (November 6, 2018).
  - d. The Ridgeview gmail account will be deactivated. The email was used when the Board was self-managed. All emails will go to Bluestone and Hockley.
  
- 9. Board Chair's Report:
  - a. Real Estate News & Sales:
    - i. For Sale: Units 15 and 21.
    - ii. Recently Sold: Unit 52.
  - b. Mountain Park News: Please participate in the audit, if asked. Owners, please go to owner committees that range in a variety of topics.
  - c. Reminder: November meeting is Budget Proposal & Approval for Fiscal Year 2019.
  - d. Reminder: Annual Owners meeting is still December. We shifted our quarterly meeting to the months of February, May, August and November to better address seasonal and budget events, but the Annual Owners meeting is in the CC&R for December and will remain so.

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- e. Watering Plants: For Owners and Residents on 2<sup>nd</sup> and 3<sup>rd</sup> floor units, please be considerate when watering your plants that you don't over water and spill excess water onto the unit's below you. Please use trays under you plants if possible. We've had reports of some personal property being damaged where water comes pouring down between the cracks in the decks.
  - f. Safety: With all the recent increased activity with construction vehicles in the community working on unit repairs & remodels, property repairs and deck shoring, it's important to keep safety in mind with our personal property, vehicles, children and pets.
  - g. Please do not throw vacuum debris over decks. The debris goes onto neighbor's and their decks.
10. Board Officer Positions.
- a. Open Position vacated by Marjorie Scott.
  - b. Darcie will send an email asking for resumes and letters of interest from owners.
11. Open Forum: Owners Comments.
- a. Mike from Unit 23 asked what the speed limit was on the property. 5 MPH was the consensus.
  - b. Mary from Unit 23 asked about the shoring. David Parks, Board President, noted that the shoring was temporary for deck safety, and decks would be replaced as part of the serial assessment.
  - c. Ashwini from Unit 12 noted:
    - i. Sweeping was required in Bldg. A.
    - ii. The website needed the correct months for Board meetings to be updated.
  - d. Darcie Seal noted that she will look into pesticide and spray pricing.
12. Adjournment.