

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
June 29th 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 6:10pm in unit G104 at West Oaks Condos located at 6298 SW Grand Oaks Dr. in Corvallis. Board members Daniel Hough, Denise Wells, Mitch Mannino, and Chip Clough were present. Kurt Powell of Willamette Community Management was also present. Owner Toni Clough was present. Resident Chris Allen was also present.

Owner Input: There are a few residents of the adjacent apartments using drones near the condominiums. The Board **ADOPTED** a motion by Daniel to have WCM draft wording for SUAS (small unmanned aircraft systems) for review at a later date.

The Board **ADOPTED** a motion by Daniel to have the association offer to owners window replacements at \$350 for all windows in West Oaks through Platinum Exteriors.

The Board **ADOPTED** a motion to remove all big signs on the buildings and re-paint the area behind the signs.

The Board reviewed the idea of adding stairs in the dirt area of building E and decided to hold off on this topic until a new landscaper is hired and a new quote can be acquired.

Daniel noted that the garbage area is in bad shape and needs to be cleaned. Daniel will work on a new sign for the garbage area.

Landscape Contract: The Board reviewed the landscape specifications and modified them based on comments from NW Naturescapes. Daniel will send out new landscape specifications to the Board to review.

Platinum Contracting/Morrison Hershfield Landscape: WCM reported the current status of Platinum Exteriors and Morrison Hershfield on the northern elevations of buildings E-I project.

The Board **ADOPTED** a motion to have ARMOR Contracting submit a bid for tight venting the vents in the bathroom and dryers and to move the insulation away from the vents in the attics.

WCM Report: WCM aided communication for a minor leak between A302 and A202 during the past month.

All of the abandoned bicycles have been tagged in the association for removal in a few weeks.

Minutes: The Board adopted the minutes from May 24th 2017 with a motion by Daniel.

Financial Statements: The Board **ACCEPTED** the financial statements for June.

Speed Bumps: The Board **ADOPTED** a motion to purchase 2 or 3 speed bumps and install near the postal boxes.

Rental Agreement Discussion: Daniel will draft a straw poll for unit owners for use with survey monkey. The Board **ADOPTED** a motion by Daniel to send out this survey to owners in the community.

Security Cameras: Daniel will call a security company to come on site and give a quote to install security cameras on site at West Oaks Condos.

WCM Contract: The Board will propose to WCM a contract for services moving forward during the next month.

The meeting adjourned at 8:36pm.

The next meeting of the Board of Directors is July 17th 2017 at 6pm at G104.