

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
August 31st 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 7:00pm in the Market of Choice Meeting Room at West Oaks Condos located in Corvallis OR. Board members Daniel Hough, Mitch Mannino, and Chip Clough were present. Kurt Powell of Willamette Community Management was also present. Owners Roger Nielsen and son were present. Residents Chris Allen and Josh Hough were also present.

Owner Input: Roger asked questions about bill pay. [Owners may contact their local financial institution to send a paper check through the US Mail on their behalf on a regular basis. Most financial institutions charge a small fee for this and some institutions have this service for free. Most call this service "bill pay."]

Chip and Daniel walked around the property at West Oaks and noted there is foam insulation on ground level on the foundation of building H. WCM will follow up with Morrison Hershfield to find out if the foam is supposed to be there.

The stairwell sweeping is not being done consistently under the stairs on building D. WCM will follow up with Work Unlimited to ensure the work gets done properly.

On building B, Daniel found that a person installed a hook in the common elements. WCM will have ARMOR pull out and seal the holes where the hook is currently.

Dog poop is a constant issue around West Oaks. WCM will work with Work Unlimited to clean up the dog poop on site as Work Unlimited has been hired to have the dog poop removed from on site.

Josh Hough notified the Board that he witnessed what appear to be dog fights on site from pets that aren't on a leash at all times.

Unit H102 has dogs that are off leash and have bothered multiple owners. The current Bylaws state that "pets are not permitted to cause damage, discomfort, unreasonable odor or noise to neighbors and neighboring Units." and "At all times, while outside the unit or on common elements, all pet owners shall abide by the local pet handling ordinances."

The Board asked that a note be in the next statement encouraging owners not to have pets be off leash on site. WCM will have a sign made giving owners a notice to keep their pets on a leash.

There were lights out between D and the garages. WCM will follow up with ARMOR Contracting to see if the lights can be replaced.

Motorized toys and scooters are being used on site at West Oaks after 11pm allegedly by residents in C202. The Board asked WCM to contact the owner of C202 regarding the use of the scooters and see if the resident would limit the use of the scooter late at night.

Chris Allen would like the Board research doorbell replacement types in building A.

Roger Nielsen noted that there are some gutter issues on A303. The wood is coming apart where the gutter attaches to the fascia. WCM will ask Platinum or ARMOR Contracting to review the gutter terminations on all of the buildings and make a quote to repairs.

The Board briefly discussed making West Oaks Condos a smoke free facility. Daniel will work on a straw poll for the membership.

The Board **ADOPTED** a motion from Daniel to start up a survey monkey account in the name of the association. Daniel will open the account.

Landscape Contract Proposals: The Board requested additional detail for the landscape proposal from NW Naturescapes. Daniel will ask for additional information from Alden and will speak to Heidi from Shonnards at the next meeting in September. The Board will finalize the decision for the landscape contract at the September Board meeting.

H302 painting: The Board **ADOPTED** a motion to have the paint touched up on the interior of a unit that had a window replaced with the last construction project.

I201/I101: The Board asked for the report from PuroClean on the I201/I101 refrigerator ice maker pipe long term leak to ensure no long term damage was done to the common elements. The Board requested to have a copy of the report for this unit.

H103/F204: The residents from H103 and F204 requested that sugar ant treatment be completed for their buildings. The Board **ADOPTED** a motion not to move forward with exterior building treatment for sugar ants.

Insurance Renewal: The Board **ADOPTED** a motion to renew the insurance policy with farmers insurance.

The Board **ADOPTED** a motion to hire ARMOR to inspect all patio railings in the community for dry rot.

Minutes: The Board **ADOPTED** the minutes from July 29th 2017 with a motion by Daniel.

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

Speed Bumps: The speed bumps will be installed this month.

Wilsonville Forum: The Board will reimburse Chip Clough for the trip to the Wilsonville HOA law forum and the cost of attendance.

Management Contract: WCM notified the Board of Directors that it does not plan on continuing a management contract after December 31st 2017.

The meeting adjourned at 9:15pm.

The next meeting of the Board of Directors is September 28th 2017 at a time and location to be announced on the website. www.westoakscondos.org.