

ANNUAL MEETING MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –November 21st 2013

The Annual Meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 6:33pm by President Mary Fell. Directors Mary Fell and Denise Wells were present. Kurt Powell, Willamette Community Management was also present. One resident was also present.

The Annual Meeting of the membership of the West Oaks Condos could not be held due to lack of a quorum. The Bylaws of the West Oaks Condos requires 40% of the membership to be present in person or by proxy. There were only 18 owners present in person or by proxy, so a quorum was not met. The meeting adjourned to December 5th 2013 at 5pm at the home of Mary Fell, unit B303 at 6298 SW Grand Oaks Dr Corvallis OR 97333.

The Annual Meeting convened at 5:01pm at the home of Mary Fell. As per ORS 100.408, at the adjourned meeting, the quorum requirement drops to 20% of the membership, or 19 owners. There were 23 owners present in person or by proxy, so a quorum was met.

The membership **APPROVED** the minutes from the annual meeting from Novemebr 15th 2012.

There were no nominations to the Board of Directors from the membership, so the Board of Directors position will remain vacant until the Board is able to fill the position.

The annual meeting adjourned at 5:13pm.

BOARD MEETING MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –November 21st 2013

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 6:35pm by President Mary Fell. Directors Mary Fell and Denise Wells were present. Kurt Powell, Willamette Community Management was also present. One resident was also present.

Minutes: The Board **APPROVED** the minutes from the October 28th, 2013 board meeting.

Financial Reports: The Board **ACCEPTED** the financial reports for October.

WCM Report:

The Board **APPROVED** a motion to install a double bull horn head on the light pole next to building D at an estimated cost of \$670 [The stairway behind the current light from this light pole is relatively dark at night time].

The Board **APPROVED** a motion to ask WCM to enforce the current provisions of the House rules stating that owners cannot put personal belongings on common areas.

The Board **APPROVED** amendments to the house rules and asked WCM to re-publish the rules on the website.

The Board **APPROVED** the required insurance for owners resolution and asked that it be distributed to owners with the next statement.

The Board **APPROVED** a motion to move forward with getting 90 stair treads replaced for West Oaks Condos.

The Board reviewed a response from Gregg's Stripe-a-lot on the parking lot striping that is fading too soon. The Board asked WCM to document the current striping for review in the spring.

The Board **APPROVED** a motion to send out the landscape specifications to 5 companies for review. The Board will review the responses from the landscapers as soon as possible and make a decision at the next meeting.

At the request of the Board from previous meetings, WCM had Santiam Spray Service treat trees for aphids.

The meeting adjourned at 7:40pm.