

## AGENDA

### ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS – Aug 28th 2014

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, Denise Wells, Daniel Hough, and Katie Lanker were present. Kurt Powell, Willamette Community Management was also present. One resident and one owner were also present.

**Minutes:** The Board **APPROVED** the minutes from July 31st 2014.

**Owner Forum:** Nothing to report.

#### **Old Business:**

**Irrigation System Review:** The Board **APPROVED** to hire Shonnard's to test the current irrigation system after sending the Board a cost estimate for the scope of work outlined below:

- Provide a list of the different zones for each building (and if possible put them on a map)

- A general idea of what each zone covers

- Proposed changes to each zone at West Oaks for fine tuning the current system

- Proposed changes for the design/layout to improve the current system

**House Rules Amendment:** The Board **APPROVED** a motion to change the house rules to add tampering with the irrigation system as a violation as well as to clarify that garage doors must be closed at all times except for vehicles entering and exiting the garage. The changed house rules will be distributed to the owners for the West Oaks Condos.

**WCM Contract:** The Board requested a copy of the current contract with WCM for review in the fall.

**Landscape Planting Discussion:** The Board **APPROVED** a motion to postpone new landscape planting discussions till the September meeting.

**Diseased Plant Discussion:** Mary Fell is taking care of testing the soil and reviewing the rust and disease to the plants.

**Certificate of Deposit Discussion:** WCM will review the plan for investments and a certificate of deposit from Tyler Childers at RBC Wealth Management during the next month.

**Treatment for Aphids on trees:** The Board **APPROVED** treating the common area trees for aphids again this year in order to keep the wasp population down next to the mailboxes and trash enclosure.

**A/C Resolution:** The Board **POSTPONED** the discussion on the AC Resolution till the following Board meeting. This resolution will limit the types of air conditioning units to be installed at West Oaks.

**Hazard Tree Work:** The Board **APPROVED** a motion to request that WCM hire a qualified vendor to remove the hazard tree at West Oaks.

**Comcast Discussion:** The Board **APPROVED** to have WCM contact Comcast to implement a new cable box design in order to keep the current flashing intact on the exterior of each building.

**Collection:** WCM gave an update to the collection activity at West Oaks.

**Trash Enclosure:** The City of Corvallis has approved removal of the eastern trash enclosure. WCM will review what is necessary to open up the West trash enclosure for the garbage truck's pickup of dumpsters and move forward if the costs of the gate are reasonable.

**Food Recycling:** The Board **POSTPONED** discussion on the Republic Services food recycling till the November Board meeting.

**Stair Tread Project:** WCM gave a report on the Stair Tread Project. The tread replacements are complete on buildings E, F, and half of building D. WCM shared a note from ARMOR Contracting who performed the stair tread replacement that that the stringers on building A may need replacement sooner rather than later due to some rot evident on the bottom of the stringers for the stairs.

**NW Natural Gas Lines:** The Board will revisit the topic of natural gas lines in individual units in the September Board meeting.

#### **New Business**

**Parking Space Identifiers:** The Board reviewed the parking space identifiers (parking space number and type identification on the asphalt). The Board discussed different identification options including painting the curb area in front of the vehicles or vinyl lettering on the carports. The Board postponed any action on this item at this time.

**Common Area Spray:** The Board reviewed spraying common areas for blackberries and instead Daniel will be looking into using goats on the common areas to get rid of unwanted invasive species such as blackberries or poison oaks.

**Bike Theft Notice:** The Board **APPROVED** putting a message on the next statement regarding bike theft prevention.

#### **WCM Report:**

WCM gave a brief update on the status of parking permit enforcement at West Oaks.

WCM gave a report on animal noise complaints and will notify the owner with the animal in question to have their animal kept with better control.

The light fixture at one unit is in need of repair. WCM will contact vendors to procure a replacement.

Three owners requested removal of the fee for the insurance at West Oaks Condos. The Board **DENIED** the requests for the fee waivers.

The Board requested to charge the siding damage repair to the owner of garage 22 at West Oaks as the resident damaged the siding a month ago.

The new LED light bulbs are installed on the exterior of Building A.

Sean Gores Construction sent down a vendor to re-paint the porch railings at West Oaks as part of warranty work.

WCM will be meeting with R3 signs at West Oaks next week.

The Board **APPROVED** to renew insurance with American Benefits again this year.

ARMOR will be cleaning the mailboxes in the next few weeks.

Northern Willamette Valley Gutter will be installing the downspout on the west side of building E in the next few weeks.

The Board meeting adjourned at 8:39pm.