

# **AGENDA**

## **ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS – October 23rd 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 5:42pm 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 August 28th 2014.

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

**Owner Forum:** Nothing to report.

### **Old Business:**

**Garbage Enclosure:** The Board **APPROVED** to move forward with the garbage enclosure bid from Outdoor Fence Company after Republic Services reviews and approves that the final plans will work for daily garbage maintenance.

**Windows AC Resolution Draft:** The Board reviewed the draft AC Resolution, made changes to the draft, and requested WCM circulate the draft to the Board after the changes were made.

**2015 Budget:** The Board discussed the budget for 2015.

**Irrigation Tune Up:** The Board chose not to move forward with the irrigation tune up proposal at this time.

**Planting Discussion:** The Board chose not to move forward on any planting plans/discussions at this time.

**Arborist Work for tree trimming:** The Board **APPROVED** to hire Limbwalker to trim the trees around the building.

**Crane-fly Treatment:** The Board **APPROVED** to have Shonnards treat the grass for crane-fly.

**2015 Landscape Contract:** The Board briefly discussed the landscape contract for 2015.

**Comcast Cable Connection:** The Board **APPROVED** to allow an owner to install a temporary cable to Direct TV at unit C202.

**Goats for Common Area Cleanup:** The Board chose not to move forward with having goats eat away blackberries, scotch broom, and poison oak around the association as the cost was too high.

**Dryer Vent Cleaning:** The Board requested WCM get quotes from companies to clean dryer vents at West Oaks.

**Insurance Fine Removal Request:** The Board **DENIED** a motion to waive fees for not having insurance information in place for an owner in West Oaks as the owner did not submit the insurance information in the time requested by the Board.

**Roberts Rules:** WCM gave a report on Roberts Rules for how the Board conducts business during meetings.

**Appeal of Window Cost:** The Board **DENIED** an appeal from an owner for the Board to pay for window repairs on the unit that the owner purported to be related to the removal and reset of the windows during the construction renovation last year.

**Window repair:** The Board **APPROVED** to fine an owner for not having replaced the window on their unit as requested by the Board.

### **New Business**

At the November Meeting, the Board will discuss structured CD's. The Annual Meeting will be set in December 2014.

The Board meeting adjourned at 8:39pm.