

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
April 23rd 2015

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 5:46pm by Kurt Powell of Willamette Community Management. Directors Denise Wells, Daniel Hough, Mary Fell, and Katie Lanker were present. Kurt Powell, Willamette Community Management was also present. One resident was present.

Minutes: The Board **APPROVED** the minutes from March 31st 2015 with a motion made by Denise.

Owner Forum: Resident Chris Allen talked briefly about switching the carport light bulbs over to LED bulbs. WCM will follow up with Chris on the switch to get more information on this topic to present to the Board at the next meeting.

Chris noted that on Saturday April 18th, there was loud music coming from building E around noon.

WCM Update:

Lighting Timer: The Board reviewed installing a light timer for the buildings and **APPROVED** a motion by Denise to install a light timer for building B.

Sign for Front Entrance: The Board **APPROVED** a motion to create a sign for West Oaks Condos with a web address to add to the front entry sign.

Curb for Garbage Area: The Board reviewed installing a concrete curb where the old garbage enclosure used to be. The Board **APPROVED** a motion by Daniel to allow Alan Lanker to do the concrete work and to ask Ned Stearns to perform the work if Alan cannot.

Financial Review: The Board **APPROVED** a motion to hire Stover Neyhart to perform the financial review for West Oaks Condos.

Structured CD: The Board will review investing in a structured CD after having the reserve study update completed.

Bicycles: The Board **APPROVED** a motion to mark bicycles for removal and distribute flyers giving owners two weeks to remove the bikes or contact WCM to notify them that they own the bicycles. WCM will call a local charity to pick up the bicycles if nobody calls on the marked bicycles.

The Board asked WCM to draw up language on bike abandonment to add to the house rules for a future meeting.

Guest Parking: The Board asked WCM to draft up language on guest spaces and amend the parking resolution to more easily monitor the guest parking spaces.

Irrigation: WCM will briefly look into irrigation smart controllers and ask Shonnards if they're interested in working on these styles of controllers.

The Board requested WCM to get new keys to the irrigation boxes for Shonnards to ensure nobody messes with the irrigation boxes during the irrigation season.

The Board requested that WCM hold back 5% of the payment for the Shonnards irrigation work until WCM inspects the job.

The Board requested that WCM setup a time for Handy Hands and Shonnards to get together OK to get setup with training between Armando and Shonnards

The Board requested that WCM contact Handy Hands again and ask that they don't use the garbage or recycling containers for grass clippings.

The Board requested that WCM start a list of concerns on irrigation systems to give to Shonnards. For instance - if it rains - find out if an owner or Board representative can turn off the timers for a few days to save water.

The Board **APPROVED** a motion to say no to the landscape proposal by Owen Dell.

The Board **APPROVED** a motion to install one food recycling container in the garbage enclosure and to remove one recycling container.

Border Fence: The Board asked WCM to look into whether it's possible to run a fence between the condos and the apartments to prohibit traffic from exiting the community at the southeast corner.

Scooter Concern: An owner in building H is using their deck to house a scooter. The Board requested that WCM contact the owner to have the scooter be moved to a parking space.

Future Meeting Dates: The Board set the future meeting dates to be May 28th and June 18th 2015.

The Board **ACCEPTED** the financial statements for March.

Parking: The Board reviewed the parking procedures in West Oaks to determine if there is any way to perform cost savings in the work.

WCM reported that one half of the gate was not installed properly and is getting repaired.

The pressure washing bid for the stairs in West Oaks has not yet arrived, but WCM will give them to the Board at the next meeting.

At a future meeting, the Board will consider whether or not to look into removing the turf behind building D and installing ground cover in that area.

The meeting adjourned at 7:30pm.