

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS

September 24th 2015

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Northwest Hills Community Church in Corvallis OR meeting room at 5:32pm 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.

Minutes: The Board **APPROVED** the minutes from August 27th with a motion by Katie.

Financial Statements: The Board **ACCEPTED** the financial statements for August with a motion by Mary.

Goats in West Oaks Condos: The Board reviewed having the goats on site at West Oaks. WCM notified the Board that the vendor will be using an electric fence on site to control the movement of the goats. The Board requested that WCM notify the residents that the electric fence will be used for the goats.

Gutter Repair Options: WCM gave the Board a report on the colors of the gutters at West Oaks. The Board requested that WCM contact the company out of Portland to see if we could find a source for the same color of sheet metal that the Portland company uses.

Concrete Curb and Fill Dirt: WCM is lining up another vendor to complete this work and get the concrete curb installed.

Information on Concrete overlay and sealant: WCM reported on concrete overlays in giving the complex a more uniform look. WCM will continue to investigate this topic and report back to the Board at the next meeting. Daniel asked if concrete products for the sidewalks could be replaced by other surfaces for permeability. He will send WCM an email on various products that could be in place of concrete.

Garbage Enclosure Gate Repair: Outdoor Fence out of Salem will be installing a needle bearing in the gate to correct the height of the gate in the next month.

Attic Space: A resident shared concerns that they thought someone might be storing items in their attic. WCM will contact the adjacent neighbors to see if anyone has heard anything in the attic or knows if items are being stored up there.

Stair Tread Stringer: ARMOR will begin the work to repair the rotting stair tread stringer at building B.

Safety Railing work: Outdoor Fence will begin their work to the safety railings in another 6 weeks.

Building Envelope Condition Assessment - Morrison Hershfield in preparation for 2016: Morrison Hershfield will be coming on site soon to get the assessment finished for West Oaks in preparation for next year.

Downspout getting re-attached: WCM will have this downspout re-attached when the gutter metal is decided.

Plant Replacements Quote: The Board requested that Armando from Handy Hands remove the dead bushes on site. WCM will look into adding an arborvitae to the south side of building A.

Contracts for 2016

Janitorial Specifications/Companies: The Board reviewed the quotes from a few companies and requested that WCM contact each vendor to get more specific information from the vendors.

Landscape Specifications : The Board reviewed the landscape specifications and **APPROVED** a motion to hire NLS to maintain the landscaping in West Oaks without blowers. WCM will follow up on the use of electric mowers and power shearers.

The Board meeting adjourned at 6:55pm.