

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
October 22nd 2015

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice Meeting Room in Corvallis OR meeting room at 5:48pm 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 September 24th with a motion by Katie.

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

Concrete Curb Update: WCM has hired a different contractor to get the curb installed in West Oaks.

Concrete Overlay/Sealant: WCM gave the Board a general report on different options for acrylic overlays and sealants for concrete in West Oaks.

NLS Introduction: Molly Hendryx from Northwest Landscape Services introduced herself to the Board.

Attic Space Update: WCM reported that there have not been any owners storing items in the attic crawl space in building A at this time.

Building Envelope Assessment Report: Morrison Hershfield completed the on site visit and is currently working on the assessment report for West Oaks.

Caulking/Painting Quotes to Garages: WCM reported that it is gathering quotes for caulking and painting the garage structures in West Oaks. One bid has already arrived. The Board reviewed the quotes and will consider painting the garages next year.

Decision Items:

NLS Contract in Place: The Board **APPROVED** a motion to hire NLS for a period of two years.

Goat Topic Revisited/Remediation Work: WCM reported to the Board on why the goat project had to be stopped before the entire scope of work had finished. The Board **APPROVED** a motion to hire a spray service or an insured company to remove the blackberries on the north side of the complex for the cheapest price.

Gutter Sheet Metal: WCM ordered replacement gutters from Steelport LLC for replacement in the condo. The Board **APPROVED** a motion to have WCM look into storage options on site or from the Grand Oaks apartments.

Janitorial Company Quotes: WCM presented the janitorial contracts to the Board to review. The Board asked if Work Unlimited would be willing to do a once per week trash review.

Linden Trees in West Oaks -Treatment Limitations/Bees: WCM reported that spraying options for aphids may be limited on the trees on site. The Board requested that WCM look into alternatives for treating the aphids on the trees in West Oaks such as spraying the trees with soapy water.

Budget Discussion The Board reviewed the budget for 2016 and deferred the final decision on the budget till the next Board meeting.

The Board meeting adjourned at 8:05pm.