

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
December 16th 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 6:03pm 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 November 19th with a motion by Denise.

Updates:

WCM reported that the dirt in the area around concrete curb has been installed.

ARMOR Contracting has installed the stringers in front of building B and has reinstalled the stair treads as planned.

WCM is having Alyrica Internet come to West Oaks to determine what locations would be feasible to install the antennae on site.

The blackberry removal work is complete. WCM will get the vendor paid up.

WCM spoke to Vial Fotheringham regarding the idea of pursuing collection on a leftover judgment against Rankin Roofing and presented the report to the Board of Directors.

Decision Items:

WCM reported to the Board the quote given by a lawyer to negotiate between an architect, the Board, and a contractor for the work to be done this summer. The Board will review the contract from last year on this topic.

The Board reviewed requests to swap parking spaces. The Board requested that WCM report on the current number of reserved spaces that are currently uncovered and get back to the Board on this report for the next meeting.

The Board asked WCM to look to see whether the warranty information for the light timers allows non-electricians to purchase and/or install the units. If M&W will install and the warranty will allow West Oaks to purchase the units, the Board **APPROVED** a motion to install 7 more of these at West Oaks.

The Board reviewed the topic of earthquake retrofitting the buildings at West Oaks. The Board requested quotes from vendors to see how much it would cost to confirm the building to foundation connections in one unit for one building.

The next meeting of the Board of Directors is January 14th 2016.

The Board meeting adjourned at 7:32pm.