

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
May 26th 2016

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at New Morning Bakery in Corvallis OR at 6:00pm 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. Residents Chris Allen, Melissa French, and Kevin Parks were present.

Owner Appeal: The owner of H103 presented an appeal to a notice regarding a noxious behavior and requested to have the Board withdraw the warning notice. The Board **ADOPTED** a motion to uphold the nuisance notice and keep it in place.

Financial Report: The Board **ACCEPTED** the financial report for the month of April.

Minutes: The Board **APPROVED** a motion to accept the minutes from April 28th 2016 as written and the March 31st 2016 minutes as amended.

Pool Membership Update: There is no new update to the information from the Grand Oaks Apartments regarding potential for residents of West Oaks to get a pool membership at the pool for Grand Oaks.

Small Dog Pickup Signage: The small signs for requesting that residents pick up after their pet have been placed on site at the condo.

Outdoor Convex Mirror: The convex mirrors are installed at the trash location as requested by the Board.

Contract Expectations for Morrison Hershfield: Vial Fotheringham reported that the contract terms are close to being finalized for the planned construction defect lawsuit remediation work to the northern elevations to buildings E - I. As soon as the contract is finished, it will be presented to the Board for review.

Roof Inspection Results: Lee Eckroth, a real estate agent in Corvallis requested that West Oaks perform a roof maintenance inspection for the benefit of one of his clients. The Board requested that Lee pay for the inspection on his own. Upon being notified of this, Lee hired Orezona Roofing to perform an inspection at his own expense. No roof issues were noted in the written report.

Building Maintenance:

On site Janitor/casual work conclusions: The Board reviewed an email sent by WCM regarding hiring casual labor. The Board **ADOPTED** a motion to have Alan Lanker of Marek Lanker LLP give an opinion on this topic and present it to the Board and to have WCM contact Vial Fotheringham LLP on this matter to give an opinion.

Irrigation Well Potential: Daniel gave a report on the possibilities of an onsite well for irrigation for West Oaks or for the use of rain barrels for storing rain water for use of irrigation.

Landscaping:

NLS Performance: The Board is unsatisfied with the performance of Northwest Landscape Services. The Board **ADOPTED** a motion to terminate the relationship between Northwest Landscape Services and West Oaks Condos and hire Shonnards to perform landscape maintenance beginning July 1st 2016.

NLS Response to WOC regarding credit for services: During the month of March, Board members noted that Northwest Landscape Services did not come to the site for half of the month. The Board requested a credit for services they do not believe was rendered during this time. Northwest Landscape Services offered to perform irrigation repairs at no cost to West Oaks with an estimated value of \$450. The Board **ADOPTED** a motion not to accept the credit from Northwest Landscape Services.

Misc Items:

Monument Sign: The Board adopted a motion to ask Shonnards who they would use for replacing the monument sign at West Oaks with a different stone or masonry sign. WCM will find out the names and forward them to the Board.

Safety Railings Review - Warranty Work Review: WCM will meet Outdoor Fence Company on site to review the railing work from Outdoor Fence and the powder coating on May 27th and report the findings back to the Board at the following meeting.

Concrete Surfacing: The Board held off on re-pouring or repairing the entryway to building H at this time and will see if the contractor who will perform the work to the northern elevations of building E - I will be interested in the work as a way to save money on the work.

Noxious Smell House Rules Wording Update: The Board **ADOPTED** a motion to accept the following wording to put into the house rules regarding noxious behavior:

Causing conditions that unreasonably interfere with another resident's use and enjoyment of personal property or common areas, comfort, convenience, or health is prohibited. Examples of nuisances include, but are not limited to: offensive odors, noxious gases, smoke, dust, littering, loud noises, excessive light, and barking dogs. It is not the intent of the Board to limit any resident's right to enjoyment of property. However, it is the responsibility of owners to eliminate nuisances caused in their unit or by residents of their unit, including in common elements. Nuisances discovered by, or reported to the Board will be investigated as appropriate.

Moss Roof Treatment: The Board **ADOPTED** a motion to ask Sprick Roofing if they would recommend moss treatment again on the roofs at West Oaks.

Blackberry Removal near Sidewalk: The Board **ADOPTED** a motion to hire Weed Eater LLC to remove a small stand of blackberries off of Grand Oaks Drive.

The next meeting of the Board of Directors is June 23rd 2016 at 6:00pm at New Morning Bakery.

The Board meeting adjourned at 8:26pm.