

West Oaks Condos Board Meeting
Wednesday, Feb 7/07 Public Library

Board attendance: Debra Ricciotti-Chairman, Colt Leonard-Treasurer, Jane Wright-Secretary, Kim Turpin-Board member. David Doughman-not present
Community attendance-Ledah Casburn, Kathleen Matthews,Adam Stebbins, Brian Egan, and Janet Berkstressor Maintenance/Landscaper-Joe Gonzalez

The meeting was called to order at 6:35 by Debra. The Rules committee handed out the rules handbook and it was reviewed by the group We discussed the issue of picking up after dogs. It was suggested there be a bag dispenser on the grounds. No decision was made. *The Landscape Committee will discuss options to bring to next board meeting. Realty signs and where they can be located were discussed. The wording in the rules book will be changed to read one sign per unit and located in the front of the unit. There was much discussion on how residents might be given notices or fines on certain infractions but no decision made at this time. All concerns with neighbors should try to be resolved with neighbors first. A community bulletin board was discussed and voted on.

Colt* volunteered to purchase a glass message board. Up to \$622.00 was allowed. Paragon will be hired to install the message board when it arrives. A West Oaks web site as well as a newsletter and mass email was discussed. Adam Stebbins* volunteered to advise on this topic and to be on the rules committee. The Rules Committee will revise the House Rules for Board approval at the next meeting. *Rules committee will also research website, newsletter and email communication options.

Kim* will contact Windemere Realty to remove the flags and take out the large condo for sale signs. If these have not been removed in two weeks, Joe will be asked to remove them.

Debra* asked Joe with Paragon to mark the dead trees on the property that are still under warranty.

Joe Gonzalez (from Paragon) was introduced as our maintenance and landscape person. Paragon's duties will include checking the lights in the stairwells once a month. If lights need to be replaced more often it was suggested that C.M.I. be emailed. Sweeping of stairwells at each visit. General trash will be picked up from the parking lot and common grounds. Joe* will check with Katie at C.M.I. to see who can cleaned the 3rd story gutters previous. There was discussion of covering the gutters but no decision. Joe was present with Sprick roofing on the leak in Blg F. A bill was presented to the board for roof work done.

Invoice was not signed pending further review with CMI (i.e. building F warranty) Paragon will be responsible for snow removal. Colt* will email or call Joe in these cases. Colt* will call Dave Stubbs who represents neighboring property owners to discuss dead tree removal on West Oaks property lines from previous storm damage.

Parking concerns were discussed. Who enforces parking fines and rules will be an ongoing topic for the rules committee. Colt* will call Bob's towing for signs to be posted.

Janet Berkstressor volunteered to be on the landscape committee. Jane* will work on crafting signs concerning garbage and recycling.

The topic of having all the buildings on site inspected was presented by Debra. This had been suggested as "prudent" by C.M.I. Information from the Clair Co. was presented and Debra* will call and set up a meeting and the board will be invited.

It was decided at this time not to put up a "No Soliciting" signs, but continue to see if this is a need.

Debra interviewed the law firm of Vial Fotheringham and after discussion and voting we will retain them as our association lawyer.

Our C.P.A. remains the same.

Schwindt & Co. Maintenance Manual was presented. The cost of the manual will be billed to Willamette Builders.

Brian Egan shared information with the group about a variety of property management companies. The board will review this and discuss at the next meeting.

Next meeting -Tuesday March 6th

6:30pm Corvallis Public Library - Conference Room A

Asterisk after a name denotes a task to be completed.

Jane Wright -Secretary