

**West Oaks Condo HOA Board Meeting
September 25, 2008**

Attendance: Mary Fell, Doris Tirado, Jane Wright – board members (David Doughman and Brian B. Egan absent). Dave Stubbs, DLS Associates – property manager.

Owners Forum:
None present.

Approval of Minutes: Minutes from last board meeting on August 28, 2008 were approved.

Treasurer's report:
Mary Fell checked the account and reconciled it with the bank statement.

Dave Stubbs (DLS Associates) reported that there are still issues with reconciling CMI's accounting. Dave asked if he should follow up on accounts that are not reconcilable. The board discussed this and voted to have Dave use his judgment in these cases.

Old Business

Construction Defect Lawsuit: Nothing new to report at this time.

CMI-to-DLS Associates Transition Status: All financial records from CMI have been turned over to DLS, but at this time the balance of the account has not been cleared.

Bark Dust: The board voted to cover the limited areas that had been discussed in previous minutes. * DLS Associates will get a bid for this.

TruGreen Landscaping Bid: The Board discussed this bid and voted to have limited parts of the bid done. * DLS Associates will contact TruGreen to start this process. Secretary Jane Wright has a copy of the bid and the decisions.

Wooded Area: All downed trees have been removed and no more cutting of fire wood will be done.

Garage Key and Outdoor Outlet: * Jon Voltz (handyman) and DLS Associates are still working on this.

Re-titling of Garages into HOA's name: * DLS Associates is still working on this.

Community Gathering: The fall gathering did not happen because of scheduling conflicts. We will reevaluate in the spring.

Arborist's Report: It is not financially feasible to move the oaks that have been planted in the small parking areas, so they will be removed in spring of 2009.

New Business

For Sale Signs: The board discussed having a display board made for For Rent/Sale signs. * DLS Associates will have Jon Voltz come up with a plan for this and will bring it to the next board meeting.

Disabled vehicles: Two have been towed and one has been moved, presumably by the owner. No more are reported at this time.

Email Notification to Tenants and Owners: * Dave S. will put out a survey with the next billing, asking owners to sign up to receive all homeowners information via email.

Rentals of Less than 30 Days: The board discussed the issue of units not being able to be rented out for less than 30 days.

Items for Next Meeting: Financial penalties discussion and possible parking stickers. Also planning for the Annual Meeting.

Next Board Meeting: Thursday, October 30, 2008 at 6:30

Submitted by Jane Wright, Secretary

* by name denotes a task to be accomplished