

**West Oaks Condos HOA Board Meeting
December 16, 2008**

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

Owner's Forum: There was some discussion about a possible newsletter. Adam Stebbins discussed adding information about sustainability and sense of community and some possible pot lucks. *Adam volunteered to write something on these subjects.
*Dave Stubbs will put a notice in the next bill to have people send in newsletter ideas.
*Brian will start a skeleton of the newsletter.

Approval of November Minutes: Minutes were approved as posted on the website.

Treasurer's Report: Mary Fell, treasurer, reported that the bank statements reconciled.

Property Manager's Report: Dave Stubbs reported on a few delinquent accounts. Two (D204 and F201) are in bankruptcy; the Board voted to have DLS Associates put a lien on these two properties to recover assessments from the date of bankruptcy. The Board also voted to put a lien on E203, as the owner is \$1,200 behind in assessments. *DLS will file the three liens immediately.

The Board approved DLS's recommendation to reinstate late fees and interest charges effective on the 1st of January, 2009. This will go on new bills.

DLS Associates received a bill from DIQ, but it belongs to Willamette Builders Group and has been passed on to them. A similar bill from Steelport for carport construction also has been passed on to Willamette Builders Group.

Old Business:

Retitling of Garages: DLS Associates is still working on this.

Financial Review: Schwindt and Co sent its final report stating that the HOA's 2007 books were consistent with normal accounting practices. No further actions will be taken with Schwindt.

Regulated Rate Power: The Board voted to formalize the decision to buy the regulated rate of power from Pacific Power.

Snow Removal: After discussion, permission given to Jon Voltz of A.R.M.O.R to shovel and use deicer at his discretion; expenses will be paid on his normal bill.

No Parking sign by the west garbage area: *Dave Stubbs will post a No parking sign.

Continued Discussions: Discussions on parking, garbage, dog waste, etc., were postponed until the next meeting on Jan 12, due to bad weather.

*by name denotes a task to be completed