

**West Oaks Condos HOA Board Meeting  
February 9, 2009**

**Attendance:** Brian B. Egan, Mary Fell, and Jane Wright – board members. (Board members David Doughman and Doris Tirado were absent.) Dave Stubbs and Steven Wagner of Willamette Community Management (formerly DLS Associates) – property managers.

**Owner's Forum:** No contributions.

**Approval of January Minutes:** January minutes were approved as posted on the website.

**Treasurer's Report:** Mary Fell presented the treasurer's report with the bank statements balancing.

**Property Manager's Report:** DLS Associates is now Willamette Community Management. Dave Stubbs reported that there are two water leaks; Bldg I has been fixed, and Bldg E is still unresolved. We discussed the possibility of gutter guards where oaks leave clog some gutters. \*Dave will talk to Jon about the cost. The Board allotted \$100 to \$200 to be spent on materials and labor. Dave reported that there are still two bankruptcies and 1 foreclosure, with corresponding overdue assessments.

**Parking Resolution:** A draft was reviewed. A second draft will be posted on the web site, and will be voted on at the next meeting. July 1st would be the effective date with a 60-day grace period.

**Parking Lot:** \*Dave Stubbs will contact an inspector to check the condition of the asphalt to determine if it should be resealed before the parking space numbers are repainted.

**TruGreen Landscaping Proposals:** Application of moss killer and cranefly insecticide, and removal of one oak tree, were voted on and approved.

**Additional Agenda Items:** Remaining agenda items were moved to the next meeting due to time constraints.

**Next Meeting:** March 16th (Monday) 6:30pm at Northwest Hills Community Church.

\* An asterisk before a name denotes task to be completed