

**West Oaks Condos HOA Board Meeting
March 16, 2009**

Attendance: David Doughman, Brian Egan, Mary Fell, Doris Tirado, Jane Wright – board members. Dave Stubbs of Willamette Community Management – property manager.

Owner's Forum: Doris asked for permission for a neighbor who wished to serenade his wife. Permission was granted.

Mary inquired about lawn fertilization, which is already scheduled to happen.

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

Treasurer's Report: Mary reported that the bank account balanced.

Property Manager's Report: Dave Stubbs reported that there are 6 accounts that are delinquent, and that 3 are in foreclosure.

A note was sent out to all owners about a cracked tub that leaked into other units.

A roof leak was reported in I-201. Sprick roofing was notified. *Brian will report this to the lawyer.

Seal coating of asphalt: The asphalt parking lot is in need of resealing. Dave Stubbs got a quote for \$12,760.00 for resealing and restriping. There was discussion about how the reserve study has 2 line items for resealing. Later on, Dave may combine these lines. The resealing will be done on one-half of the parking lots at a time. Jane Wright made a motion and David Doughman seconded it to have the parking lot sealed at a price of \$12,760.00 during this summer. This was voted on and passed unanimously.

Parking Resolution: There was a discussion about the proposed parking resolution. This will not be implemented until resealing takes place. The spaces will be renumbered. Jane Wright made a motion and Doris Tirado seconded it to adopt the parking resolution with implementation later this summer.

Dog Waste: David Stubbs will visit A-202 to discuss dog waste and parking issues.

Next Meeting: April 20th (Monday) at 6:30pm at Northwest Hills Community Church.

* An asterisk before a name indicates a task to be completed.