

West Oaks Condos HOA Board Meeting
August 24, 2009

Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Jane Wright (David Doughman not present) – board members. Dave Stubbs of Willamette Community Management (WCM) – property manager.

Owner's Forum: No owners spoke.

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

Treasurer's Report: The bank statements were reconciled as reported by Mary Fell.

Property Manager's Report:

- Delinquent owners assessment status: Withholding parking passes has motivated some owners to pay. One unit is still in bankruptcy.
- Morrison-Hershfield bill: The Board has concerns over the high cost of this bill, which was primarily for examination of documents and apportioning "blame" to various subcontractors. Jason, our lawyer, did ask M-H to keep these costs down as much as possible.
- Cutting across grass at Buildings E&F: A bid was received for \$7,800 to install additional sidewalk-access stairs. An alternate possibility is to provide a fence and some bushes. * Dave will ask our landscaper for a solution.
- Parking permits: No problems as of yet. Dave Stubbs is the person who will enforce this.
- Skateboarders: No new problems have been noted since the Grand Oaks board was asked to pass the word to parents. If skateboarders return and wax the stairways again, they will be prosecuted.
- Stairwell cleaning: To be discussed at a future meeting.
- Trash collection: There were extra costs in June due to extra pickups (students moving out).

- Bark Dust: Done for 1/3rd of the buildings.

Discussion/Decisions:

- Trespassing at Grand Oaks Apartments' pool: A notice is on the website and a note will be sent in bills which reminds owners and renters that uninvited use of the Grand Oaks Apt Pool is trespassing and will be prosecuted.
- HOA Insurance: It was voted on and passed unanimously that homeowners association insurance be paid monthly instead of yearly. * Dave Stubbs will proceed with this.
- Water leak in F104 and F204: Morrison-Hershfield, Steamway Disaster Restoration, one owner, the other owner's property manager, Dave Stubbs, and Brian Egan were present at the opening of the wall to discover the source of the leak. Steamway Disaster Restoration is now repairing the leak and the associated water damage. *Dave Stubbs will call our insurance company to see if this is covered. It was voted on and passed unanimously that Dave be authorized to sign for up to \$15,000 of repairs without reconvening the Board.
- Dryer vent cleaning: It was discussed whether this could be done from outside the units rather than requiring entry to each unit. * Dave will investigate.
- Pet waste stations on grounds: Deferred to a future meeting.
- Recliner on porch (reported by an owner last month): It is still there. Dave mentioned it when he talked to tenants about noise problems. * Dave will follow up with the tenants.

Next Meeting: Monday, September 21st, 6:30pm at Northwest Hills Community Church.