

## West Oaks Condos HOA Board Meeting

September 21, 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. Diane and Robert Salvo – owners. (Note: Doris stated that she'll stay on the board even though she's working on her PHD, and cautioned that she may only be available by phone.)

**Owner's Forum:** Robert Salvo has concerns about how slowly repairs are being made in F104 and F204. Don Boots of Disaster Restoration is due to have a report done on this. Concerns about who will pay the electric bill where fans are used to dry out the units were discussed. Brian suggested that the electric bill be submitted to WOCHOA and the difference from past bills will be paid. Robert Salvo will call Don Boots at Disaster Restoration to ask about the bill as well as inspect the unit. \* Dave Stubbs will call to ask why it has taken so long.

Doris reported for an owner in Bldg H, who reported that his stairwell has not been swept in a while. \* Dave Stubbs will check with Jon on this issue.

Doris also reported a new satellite dish by Bldg B. \* Dave will check on this also.

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

**Treasurer's Report:** Mary reported that the checking account is reconciled.

A bill from Morrison-Hershfield, the engineering firm consulting on the lawsuit, was discussed. These bills are being protested because there is no clear documentation for the charges; they will not be paid until there is clarity. Brian stated that, according to our lawyers, the amount that we are suing for will cover these bills.

Brian also asked several clarifying questions about the last financial (budget) report from WCM and Dave Stubbs responded.

### **Property Manager's Report:**

- Delinquency Status: Several new have been foreclosures have been reported. Past units that were behind are now being rented. \*Dave will start the collection procedure on F102 to gather past due assessments.
- Parking: No concerns at this time. Students have not returned to school.
- Destructive Testing: Morrison Hershfield was on site for part of the testing. \* Brian will email Jason our lawyer to see if all was finished.

- Mold and lawsuit accounting: Dave created accounts in the areas that were in reserves. Line Items 300-340 are the construction defect project with 370 and 360 as special restoration, and 361 as mold remediation in F104 and F204.
- Dryer vent cleaning at association expense: \* Dave will follow up on this.
- Point of Record: During the last destructive testing, an owner was unhappy about the results but did not follow through with her concern. This information was passed to our lawyer.
- Waste Recovery waste-reduction company: Dave called a waste management system that could come in and compact our garbage, reducing the monthly bill. This service would not work for us because our bills are already too low for them to be interested.

**Next Meeting:** Monday, October 19th, 6:30pm at Northwest Hills Community Church.

**Annual Homeowners' Meeting:** November 16<sup>th</sup>. Two board positions will be open. Candidates should express their interest to Dave Stubbs at WCM.