

West Oaks Condos HOA Board Meeting'

February 18, 2010

Attendance: Doris Cancel-Tirado, Brian B. Egan, Jane Wright, Denise Wells (Mary Fell, absent) – board members. Dave Stubbs, Beth and Kurt Powell of Willamette Community Management – property managers. Jason Grosz of the Vial Fotheringham law firm and Caleb VanderMolen of Morrison-Hershfield consulting engineers – lawsuit resources.

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

Treasurer's Report: Mary Fell, treasurer, was absent; she had reported earlier that the checking account is reconciled.

Special Guests: Jason Grosz and Caleb VanderMolen provided lawsuit-related information to the board in a closed executive session.

Owner's Forum:

- Jane Wright reported that a satellite Dish was erected in front of Bldg A [without permission or the knowledge of the board or WCM]. Willamette Community Management will speak to the owner about removal.
- Mary Fell has concerns about a barking dog in her building, and has taken it to the property manager of that particular unit.
- Doris Cancel-Tirado has concerns that there may be woodpeckers in Bldg B; Jon Voltz, our maintenance person, has checked on this already and not found anything amiss.

Property Manager's Report:

- One delinquent owner has paid in full, and one has made partial payment. Two units are in foreclosure.
- In unit H-201, the roof leak and all the [minor] damage have been completely repaired.
- Association-sponsored cleaning of dryer vents was discussed. No firm cost estimates are available. Because of the cost and the potential for affecting the building envelope, the board decided to table this item until the litigation is resolved.

Request for Waiver of Assessments: An owner sent a letter requesting that the board waive \$2,265.78 in overdue assessments, interest, and late fees. The board discussed the matter at length, then voted unanimously to deny the application.

Cranefly Treatment: TruGreen Landscape has asked permission to apply Crane Fly treatment to the lawns. The board voted unanimously to approve the service.

Next Meeting: Monday, March 22, at 6:30pm at Starbucks Coffee in the Timberhill Shopping Center.