

West Oaks Condos HOA Board Meeting

October 6, 2010

Attendance: Brian B. Egan, Mary Fell, Jane Wright, Denise Wells (Doris Cancel-Tirado, absent) – board members. Kurt Powell of Willamette Community Management – property manager. Ken Nitta – potential homeowner.

Approval of July/August Minutes: The minutes from the July/August meeting were approved as posted on the web site. There was no September meeting.

Treasurer's Report: Mary Fell, Treasurer, reviewed the budget and reported that the bank account is reconciled.

Owner's Forum:

- Mary Fell reported that some grass areas need to be re-seeded.
- There was concern that the recycling area will be overflowing when school starts. * Kurt will make an auxiliary sign about crushing boxes and will ask Jon to be more vigilant during this time.
- Ken Nitta reported that some real estate agents are stating that there is a fitness center on site. * Kurt will notify realtors that this is not the case.
- Ken had some questions about the continuing lawsuit and he was directed to the website.

Property Manager's Report:

- Delinquent accounts: 12 assessment accounts are overdue. Two of them are in need of liens. It was moved and seconded that liens be put on these two accounts. * Kurt will proceed with this process.
- Insurance: It was discussed and voted on to accept a resolution that requires all homeowners to have liability and property insurance. The documents area of the web site has more information.
- D&O insurance policy: Payment of this charge was approved.
- Contact information: WCM will send an owner update information document to owners.

Director's Code of Conduct: The board reviewed a Code of Conduct published in The Regenesys Report. The principle was attractive to the board, but the wording was not. Mary will reword the document and present it at the next meeting. * Brian will sent the text to Mary.

Annual Homeowners' Meeting and Election: The Annual Meeting will be held Wednesday, Dec 15th at 6:30 at a location to be announced. Attorney Jason Grotz will be invited to provide a lawsuit update. Doris Cancel-Tirado's board position will expire at the end of 2010. * Kurt will speak to her about running for reelection. Other candidates will be solicited via mailings, on the web site, and from the floor of the Annual Meeting.

Executive Session: The board retired to executive session after the 7:35 adjournment of the general meeting to discuss lawsuit-related issues. No minutes are taken in executive session.

Next Meeting: The December board meeting will immediately follow the Annual Meeting on December 15.

* before a name denotes a task to be done