

West Oaks Condos HOA Annual Meeting

December 15 and 20, 2010

Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Denise Wells, Jane Wright – board members. Kurt Powell of Willamette Community Management – property manager. Kathleen Lehman, Laura Benzing, Steve and Medora Tuck-Stevens, and Robert Stevens – homeowners (December 15). Jason Grosz, attorney WOC and Caleb VanderMolen of Morrison-Hershfield consulting engineers – guest speakers (December 15).

Annual Meeting Quorum:

- On December 15, a quorum was not established because too few owners attended or sent in their proxies. The Annual meeting was rescheduled to December 20 at 6:30 p.m. For the convenience of the guest speakers and the benefit of the owners who had come, the guest speakers presented (details below).
- At the rescheduled meeting, a quorum was established due to lower requirements. Election of officers was conducted (details below).

Construction Defect Lawsuit Update (December 15):

Jason Grosz noted that to preserve attorney-client confidentiality, he and the board were very limited in what they could say about the case. So far, the parties in the case have had three mediation sessions. The court has moved the venue of the case to Eugene, where it continues to mediate. There are actually two lawsuits: one against the developer and subcontractors, and one against the insurance companies insuring them. For the latter suit, there will be a settlement conference on December 13 in Eugene, with a followup conference on Feb 7th.

Caleb VanderMolen discussed some possible options for repair, with combinations of specifically targeted repairs, preemptive corrections, and preventive maintenance . The exact choices would depend on how and when the lawsuit was settled.

Election of Board Members (December 20): Nominations were solicited during the proxy mailing and from the floor during the meeting. Doris Cancel-Tirado, whose term as incumbent board member was expiring, was nominated to serve for another term. No other nominations were received. Doris was reelected unanimously.

Selection of Officers (December 20): Brian B. Egan agreed to continue as President, Jane Wright agreed to continue as Secretary, and Mary Fell agreed to continue as Treasurer.

Adjournments: The December 15 non-meeting was dismissed after Jason and Caleb had presented, and the Board meeting was convened. The December 20 meeting was adjourned at 6:50 p.m.

West Oaks Condos HOA Board Meeting

December 15, 2010

Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Denise Wells, Jane Wright – board members. Kurt Powell of Willamette Community Management (WCM) – property manager. Kathleen Lehman, Laura Benzing, Steve and Medora Tuck-Stevens, and Robert Stevens – homeowners.

Approval of October Minutes: The minutes for October were approved as posted on the web site. (There was no November meeting.)

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

Owner's Forum:

- Laura Benzing expressed concern that the 33% assessment surcharge has continued. Brian explained that mold remediation had to be done in one building due to a pipe leak, and that Morrison-Hershfield continues to do work for the lawsuit. The assessment surcharge is being used to pay these expenses.
- Denise Wells expressed concern about parking not being available. * WCM will police the lot.
- Kathleen Lehman expressed noise concerns about A-202. WCM and the Board recommended contacting the occupants as the first action, followed by calling the Corvallis Police Department if there were still problems. With police reports, WCM could notify the owner that corrective action could be taken by the Board.

Property Manager's Report:

- One owner's assessments are in arrears; a lien will be put on their unit.
- One occupant of Bldg. F has been stacking garbage on the landing instead of putting it in the dumpster. * WCM will investigate.
- Owner contact information is coming in slowly; so far only 50% of the forms have been returned.
- The FHA certification application process has been suspended until the lawsuit is settled.
- The vandalized Handicapped Parking sign has been reinstalled; the person who damaged it has not yet offered an explanation. Formal action is pending.
- * WCM will report the Hardiplank damage in the garbage enclosure to Allied Waste for resolution.
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Homeowners' Insurance Resolution: The Board passed a resolution requiring all homeowners to maintain hazard insurance. Details will be posted on the web site and mailed to owners in February.

Board Discussions and Decisions:

- The Board approved payment of the latest Morrison-Hershfield bill.
- The board reviewed the estimated cost of sweeping the stairwells more frequently. * WCM will ask Jon of ARMOR, our handyman, for additional estimates.

Next Meeting: The next Board meeting will be held Wednesday, February 16th at 6:30 p.m. at the Timberhill Starbucks.

* before a name denotes a task to be done