

West Oaks Condos HOA Board Meeting September 14, 2011

Attendance: Doris Cancel-Tirado, Brian B. Egan, Jane Waite (née Wright) (by speakerphone), and Denise Wells (Mary Fell, absent) – board members. Kurt Powell of Willamette Community Management – property manager.

Approval of Minutes: The minutes from the August meeting were approved as posted on the web site.

Treasurer's Report: Mary Fell, Treasurer, was absent. Kurt reported the finances were in order; the report for September will be reviewed at the October meeting.

Owner's Forum: No owners attended the meeting. However, by email, one owner asked how much could be said about the association's litigation. Public details of the settlement can be found at www.WestOaksCondos.org.

Property Manager's Report:

- There are two units in need of liens to be filed. The board **APPROVED** a motion to file the liens on both homes.
- WCM is gathering bids for gutter cleaning at the West Oaks Condos. No action by the board is necessary until the bids are completed.
- Jon at ARMOR has been working to rid the association of yellowjackets. He didn't find all the nests the first time he was there, but by tonight, he should have every nest gone if they are in the area. [WCM found that there were no nests in the area, but there is something on the oak trees that is attracting the yellowjackets to the trees. Jon at ARMOR will spray the trees with soapy water to discourage the yellowjackets.]
- Bark will be blown in on Sept 20th at 9am. WCM will post signs for unit owners to close their windows the day of so they don't get any dusty bark inside units.
- WCM contacted Jeremy Parish of the Corvallis Police Department and trespassed the person who removed the handicap sign in the community a few months ago.
- WCM is working with TruGreen to repair the sprinklers in front of building G and have had them look at removing the dead tree between G and H.
- WCM renewed the insurance for the association. WCM suggested that the association consider revising the insurance policy to reflect desired changes after the buildings are repaired.
- One owner chose to withdraw his request to install a satellite dish for his unit in D. He was disappointed to find out that there is only one cable run to each unit (meaning you can either get Comcast cable, or satellite, but not both.)

Pressure Washing: The board reviewed the pressure washing bid for the community. The board **ACCEPTED** the bid from ARMOR contracting to get the pressure washing completed.

Letter in Response to Owner Complaint: A non-resident owner complained about the appearance of walkways and other public areas, and asked that they be cleaned. The board APPROVED sending a response, explaining that all pressure washing was banned during the lawsuit (evidence could have been altered), but that the pressure washing had resumed and the board was resolving cosmetic issues as quickly as possible.

Proposal for Rehabilitation Plan for the West Oaks Condos. Consulting engineers Morrison-Hershfield submitted a detailed proposal for creating a post-lawsuit “rehabilitation plan” to correct defects in construction. The board reviewed the proposal, but did not move on it pending clarifications and revisions being submitted by M-H.

Determination of Responsibility of Deck and Patio (limited common elements): Wording in the Association’s governing documents caused the board to review who had maintenance responsibility for limited common elements (decks and patios). The board APPROVED a motion to have the attorney for the Association interpret the documents to decide who (HOA or owners) had authority to approve maintenance and who was responsible for the expense..

Tabled until the October Meeting:

- Dryer vent cleaning
- NW Natural gas line inspections
- Insurance changes
- Bath tub leaks/repairs
- The September treasurer’s report.

October and December Board Meetings: The next board meeting is on Thursday, October 27th at 6:30pm at the Timberhill Starbucks. The December meeting is on Thursday, December 22 at the same time and location. (The board set the 4th Thursday of every month as the regular meeting date.)

Annual Homeowners Meeting and November Board Meeting: The annual meeting will be on Thursday, November [CORRECTION] 30th at 6:00pm at Northwest Hills Community Church. The November board meeting will convene five minutes after the Annual Meeting Adjourns.