

**West Oaks Condos HOA Board Meeting
March 22, 2012
Market of Choice Community Room (9th and Circle)**

Call to Order

Meeting called to order at 6:37 PM.

Attendance

Brian B. Egan, Denise Wells, Mary Fell, and Robert Stevens - Board Members; Kurt Powell of Willamette Community Management; Ken Nitta – Owner; Christopher Allen – Tenant/Owner's Representative

Approval of Minutes

The board unanimously APPROVED the minutes from the February 2012 meeting.

Treasurer's Report

Mary reported that the accounts were reconciled.

Owner's Forum

No owners spoke.

Community Manager's Report (Kurt)

- There have been additional noise complaints from the same person concerning the same unit. One fine was already levied, but Kurt does not recommend additional fines at this time since the complaints continue to come from same person and there is no way to verify the facts of the complaint. Brian suggests the individuals involved mutually agree to enter into a mediation session. Board agrees to ask the individuals to enter into a mediation session and additional fines will be levied if mediation does not work.
- Parking enforcement is ongoing.
- Sean Gores Construction (SGC) will start mold repair in two Building 'A' units on Monday, March 26.
- A person in Building 'F' signed a medical release form.
- Kurt forwarded the language of the satellite dish approval for I-204 to owner.
- Someone reported a possible creature in one of the attics. Kurt will look into this issue.
- Vial Fotheringham collection resolution was revised per discussion at a previous meeting. Brian read the collection resolution. The Board APPROVED the collection resolution unanimously.
- The same four units have delinquent accounts.

Discussion, Decision, and Information Items

- Jason Grosz, Association Attorney, was able to get a judgment against the original roofing sub-contractor. This judgment could bring additional funds to the Association.
- The Association insurance policy is coming due for renewal soon. The only change in the policy that Kurt recommends would be the deductible, but not at this time since a construction project will soon be starting. Kurt will invite insurance agents to a future meeting to discuss how an owner's insurance policies would work in conjunction with the Association policy.
- SGC said dryer vent cleaning could occur during construction. This type of work would be on a time and materials basis.
- Mary and Brian reported on meeting with Morrison Hersfield (MH) and SGC on Tuesday, March 13. Kurt will send the minutes of the meeting to Board Members. SGC will be onsite on Wednesday, March 28 for a walk through. The tentative ground breaking is set for mid-April with a six to seven month timeframe.
- Kurt will look into local account options for transferring settlement money from Vial Fotheringham.

Next Meeting

The next regular board meeting will be on April 26, 2012 at the Market of Choice Community Room.

Adjournment

Meeting was adjourned at 7:54 PM.