

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
December 22nd 2016

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 5:35pm in unit G104 at West Oaks Condos located at 6298 SW Grand Oaks Dr. Board members Katie Lanker, Denise Wells, and Chip Clough were present. Daniel Hough was present with a conference call and was later present in person. Resident Melissa French and Chris Allen were present. Owner Gate and Michelle Changamsri and Michele Barney were present. Kurt Powell of Willamette Community Management was also present.

Owner Input: Resident commented that the bark cleanup was aggressive with backpack blowers. WCM will follow up with the Bark Place into this issue.

Morrison Hershfield Conference Call: The Board asked additional questions to Morrison Hershfield on the additional bids.

Owner Input: Gate and Michelle shared their concerns with issues with an adjacent neighbor. Denise shared her observations with the unit. The Board asked WCM to follow the current procedures regarding noise in the House Rules for West Oaks.

WCM Report:

Monthly Financial Report: The Board **ACCEPTED** the financial report for the month of November.

WOC A102-202 results: PuroClean has finished the sheetrock repair work to A102-A202. Puroclean determined that the water came from the unit above during some time in the last 6 months. The Board **ADOPTED** a motion to charge the cost to A202.

Trash can for dog stations/locations: The two trash cans have been installed and the new dog stations will be installed as well in the coming weeks.

Shonnards WOC update: WCM has continued to press Shonnards for better service at West Oaks Condos. The Board will continue to review landscape performance.

Crooked Railing Bldg D: ARMOR has completed their work to correct the railing on building D.

Bark: The bark is almost complete in the association.

Parking Lot Update: The Board **ADOPTED** a motion to pay McGovern Maintenance now that they've finished the work on striping the parking lot.

Pressure Wash balconies: The Board **ADOPTED** a motion to have ARMOR Contracting clean the fascia of balconies.

Tree Cost: The Board **ADOPTED** a motion to treat all trees in the association for aphids to keep bees at bay.

Gutter Cleaning Vendor Choice: The Board **ADOPTED** a motion to hire Linn Benton Gutter Cleaning to clean all of the gutters on the buildings and carports and to sweep or blow the roof from debris based on the recommendation from local roofing companies.

Minutes: The Board **ADOPTED** a motion to accept the minutes as amended from November 17th 2016.

Rental Capacity: The Board considered a rental capacity in the condos. The Board **ADOPTED** a motion to get some boiler plate documents from Jason Grosz from Vial Fotheringham LLP on rental capacities and asked for him to call into a future meeting.

The Board meeting adjourned at 7:30pm.