

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
January 19th 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 6:01pm in unit G104 at West Oaks Condos located at 6298 SW Grand Oaks Dr. in Corvallis. Board members Katie Lanker, Denise Wells, and Chip Clough were present. Daniel Hough was present with a conference call. Kurt Powell of Willamette Community Management was also present.

Owner Input: There's a for sale sign in the front of the association. The Board **ADOPTED** a motion to have WCM follow the house rules to have the arrow sign removed.

According to a resident on site, it appears that the other residents on site aren't recycling correctly. Daniel Hough will talk to a colleague regarding information on multi-family recycling through the "opportunity to recycle" program through the City of Corvallis.

Snow/Ice Mitigation Work: Denise Wells asked questions about snow/ice work at the Condos. The Board **ADOPTED** a motion to have WCM contact a board member in inclement weather to see whether West Oaks needs snow/ice removal. The Board requested that if the ice treatment is necessary, that the parking lot be treated as well as the sidewalks in the community.

The Board **ADOPTED** a motion to have WCM purchase 9 snow shovels for inclement weather.

Owner/Resident Event on Site: The Board discussed but made no decisions on having a spring or summer get together for residents on site.

Parking: The Board briefly discussed parking rules and towing on site.

Water Vapor/Bathroom Vent: WCM gave a report regarding moisture on the insulation in the attic space of D302. The Board has contacted Stutzman and Kropf to review the ventilation in the attic space of this unit. Stutzman and Kropf will provide information to West Oaks on their recommendations.

The resident/owner of D302 reported that there was damaged sheetrock immediately next to the bathroom fan in the unit. Stutzman and Kropf reviewed the issue and determined that the vent termination on the roof may need to be changed out. Stutzman will gather additional information after going on the roof to review the attic termination. (The recent snow kept Stutzman from getting on the roof during the initial review.)

Morrison Hershfield Change Order: MH requested additional funds to review the performance of Platinum Exteriors on site. The Board **ADOPTED** a motion to have MH submit a change order for the contract and will have Vial Fotheringham review the change order.

Board Officers: The Board **ADOPTED** a motion by Katie to appoint Daniel as Treasurer, Denise as Secretary, and Katie as President.

Use of Drones on Site: The Board decided not to employ a company who offered the use of drones on site at West Oaks to inspect gutters.

NEW BUSINESS

Daniel made connections with another landscape company. The Board briefly reviewed the topic.

The Board set the next board meeting to be February 23rd 2017 in G104 at West Oaks Condos.

The meeting adjourned at 8:04pm.