

**MINUTES**  
**ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS**  
**February 24th 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 and Denise Wells were present. Daniel Hough and Chip Clough were present with a conference call. Kurt Powell of Willamette Community Management was also present.

**Owner Input:** Katie Wells noted that D101 has wet sheetrock on the interior wall. WCM will call out Puroclean to take a look at it to determine the source of the water.

One of the residents asked if other garbage cans could be added to the dog stations. The Board **ADOPTED** a motion to add 3 more garbage cans to the existing dog stations.

The Board briefly discussed blocking the entrance from across from building D. WCM will follow up with the City of Corvallis to see if they would allow this project.

The Board reviewed a noise complaint from building F. The Board **ADOPTED** a motion to fine an owner in building F if the fines continue.

Chip notified the Board that his 18 year old son was bit by a dog near building E but that the skin was not broken with the bite. Chip did not notify the county or city regarding the dog. The Board notified the owner of the report.

**Morrison Hershfield:** The board reviewed the extra project ideas for West Oaks. The Board **ADOPTED** a motion to create a straw poll ballot for walling in one carport and for building a stairway in front of building E.

The Board **ADOPTED** a motion to notify owners that the construction project is forthcoming and to develop a notice to owners regarding the windows.

**Bathroom Vent Pipe:** The Board **ADOPTED** a motion to repair the bathroom vent pipe above Daniel's unit and to have the remaining unit's vents inspected. Daniel abstained. Denise, Katie, and Chip voted yes.

**Next Board Meeting:** The Board **ADOPTED** a motion to schedule the March meeting to be March 30th at 6pm at G104.

**Landscape Changes:** Board members present expressed concern about the required irrigation at the entrance to West Oaks for new plantings. The Board **ADOPTED** a motion to have Shonnards install the landscape plan at the entrance to West Oaks.

**Landscape Issues:** The Board **ADOPTED** a motion to have WCM speak to the apartments about blowing leaves into the parking lot on the southwest side.

**Parking Lot/Speed Regulation:** The Board **ADOPTED** a motion to purchase two of the plastic "children at play" and put them at the entrance of the condo.

The Board **ADOPTED** a motion to gather quotes to install speed bumps in the parking lot.

The Board **ADOPTED** a motion to remove two trash bags in front of a drain on site.

**Rental Restriction Potential:** The Board is looking forward to speaking with an attorney at the next Board meeting to discuss rental restrictions in the condominium.

**WCM Contract:** Daniel would like to re-open the topic of the contract between WCM and West Oaks. This will be discussed in May with the Board.

The meeting adjourned at 7:45pm.