

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
March 30th 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 6:10pm in unit G104 at West Oaks Condos located at 6298 SW Grand Oaks Dr. in Corvallis. Board members Daniel Hough and Denise Wells were present. Katie Lanker and Chip Clough were present with a conference call. Kurt Powell of Willamette Community Management was also present. Owner Mitch Mannino was present. Resident Chris Allen was also present.

Phone Conference with Vial Fotheringham re: Rental Limits at West Oaks, Animal Registration, Smoking Limitation in Units Discussion: The Board **ADOPTED** a motion by Daniel to do a straw poll with survey monkey or on the statements to ask owners their opinion on a limit to the number of rental properties in West Oaks.

The Board **ADOPTED** a motion by Denise to request owners fill out and return a pet registration form with breed and the county registration number. WCM will create and send the form to all owners separate from statements.

Owner Input: Mitch Mannino showed interest in becoming a Board member. Mitch asked about ways to develop online payments for HOA fees. The Board discussed changing the website to allow for online payments.

Financial Statements: The Board **ACCEPTED** the financial statements for February.

Landscape Renovation: The landscape renovation by Shonnards Landscape at the entrance to West Oaks is complete.

Minutes: The Board **ADOPTED** a motion by Denise to adopt the minutes from February 24th 2017.

Platinum/Morrison Hershfield/Construction Project: The project is set to begin on April 10th. Building materials are set to show up on site April 3rd. The Board requested owners be notified via email, notices on doors, on the statement, and on the website.

The Board **ADOPTED** a motion to have WCM call the affected owners who haven't yet responded to the request for information on the current status of the units with regard to the affected windows.

WCM gave a report on the bathroom roof vent termination repairs. The repairs are to be completed by Middleton Heating in Corvallis to the terminations for unit D302 to determine the cost of repairing all of the other vents in the roof.

Maintenance/landscape on site: The Board briefly discussed pressure washing the community's asphalt /concrete areas but made no decision on the matter.

The Board requested that the use of blowers in the landscape contract be revisited at a future meeting.

The Board **ADOPTED** a motion to have two speed bumps installed after the Board reviews the look of the pre-cast speed bumps and walks the property to determine the best location for the bumps.

The Board **ADOPTED** a motion to have Work Unlimited pick up animal poop on site during their maintenance activities.

Daniel would like future Board discussion on the use of security cameras in the recycling area. The Board **ADOPTED** a motion by Daniel to have WCM contact a security company to provide consultation to the Board during the next Board meeting.

Daniel reported that the doors to the garbage enclosure aren't getting closed and the glass recycling isn't being picked up. WCM will speak to Republic Services to have this issue taken care of.

Parking: The Board **ADOPTED** a motion to have WCM ask Jason Grosz at Vial Fotheringham about the idea of charging owners to park in certain PERMIT parking spaces on site at West Oaks.

Board Administration: Daniel requested that the next meeting include agenda items including recruitment of new Board members and what Board member would be the next President if/when Katie Lanker sells her unit.

The Board is looking into using Google Docs for document review.

The Board will review the current management contract with a Google document for Board members to review and make changes to online.

The meeting adjourned at 8:45pm.