

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
May 24th 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, Denise Wells, and Chip Clough were present. Kurt Powell of Willamette Community Management was also present. Owner Mitch Mannino was present. Resident Chris Allen was also present. Katie Lanker, Corvallis resident was also present. Alden Gray of NW Naturescapes was also present.

Landscape Quote: Alden Gray of NW Naturescapes presented his company to the Board of Directors for West Oaks Condos as a potential landscaper. Daniel Hough will follow up with the landscaper to develop specification for bid to send out to other vendors.

Owner Input: Chris Allen added sand to the kid alerts in the parking lot. Mitch noted that Platinum inspected his windows and removed and replaced a window. Mitch also noticed that the recycling container wasn't taken out. WCM and/or Daniel Hough will follow up with the Republic Services.

A101 claimed they had carpenter ants. WCM has requested a pest control company to assess the situation. The resident also claimed her unit was very moist. WCM requested that Platinum Exteriors inspect the unit for moisture.

Board Membership: The Board **ADOPTED** a motion by Daniel to appoint Mitch Mannino to the Board of Directors.

The Board **ADOPTED** a motion by Denise to appoint Daniel Hough as President.

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

Landscape Contract: The Board **ADOPTED** a motion by Daniel to keep Shonnards for the month of June and to pay Shonnards up to date and continue with services month to month starting in June.

The Board **ADOPTED** a motion to make a new landscape specification to send out to multiple landscapers. Specifications will be sent out to vendors by June 10th.

Construction Project Extras: The Board **ADPOTED** a motion to ask Morrison Hershfield for a cost for a design for the three building types for adequate ventilation from the attic. Morrison Hershfield submitted a written report to the Board of Directors on the attic ventilation adequacy of building H. When the Board solicits bids for the ventilation, it will also look at tight lining the vents for the bathrooms.

Heat Pumps: The Board **ADOPTED** a motion by Daniel to invite a heat pump contractor to present their products to the Board at the next Board meeting.

Speed Bumps: The Board will continue to research the speed bumps and took no action on the topic.

Railing Cap Retrofit: The Board said no to a proposal from Platinum Exteriors to retrofit the railing cap rail for owner's back decks in West Oaks.

The Board **ADOPTED** a motion to purchase 6 more aliens.

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

Security cameras: Daniel discussed the potential for placement of security cameras on site at West Oaks with Security Alarm Co. Daniel presented a report to the Board.

Pet Registration: There have been 14 pet registration forms received to date.

The meeting adjourned at 9:25pm.