

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS

July 17th 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 6:05pm in unit G104 at West Oaks Condos located at 6298 SW Grand Oaks Dr. in Corvallis. Board members Daniel Hough, Denise Wells, Mitch Mannino, and Chip Clough were present. Kurt Powell of Willamette Community Management was also present. Owner Veronica Marconi was present. Residents Chris Allen and Daniel Marker were also present.

Owner Input: Owners and residents present asked questions about the following topics:

- Status of the cleanliness of the garbage enclosure and pickup days.
- Board Meeting dates and days of the week.
- Garbage overflowing on the Grand Oaks Apartment's property. The Grand Oaks Apartments also noted that there was garbage coming from the Condos to the Apartment's property.
- History of the removal of the guest parking spaces. The Board reviewed the idea of an electric charging station in one of the guest spaces.
- Pressure washing and painting schedule.
- Bylaw restriction for renting units less than 30 days.
- Status of the landscape weed control.

Landscape Contract: Daniel presented to the Board the landscape specification for review. The Board will review the specifications between meetings for discussion at a future meeting.

Bicycle Removal: WCM marked bicycles a few weeks ago for removal. The Board reviewed the issue and **ADOPTED** a motion to ask that WCM notify the owners that the bicycles will be removed in two weeks if the owners do not communicate with WCM.

Roofing: Stutzman and Kropf submitted a roofing report to the Board giving estimated life remaining on the roofs on site. The Board **ADOPTED** a motion to get a second opinion on the roof life from Orezona Roofing and potentially one other company. The Board reviewed the 2012 judgment against the roofer from the original construction defect lawsuit and asked WCM to look into any product warranty from the products used on site. The Board **ADOPTED** a motion to have WCM to look into the bonding of the roofing company with Vial Fotheringham and an update on the judgment.

Platinum Contracting/Morrison Hershfield Landscape: Platinum is finalizing the painting for the various buildings at this time. The project should be finishing up at the end of July.

Minutes: The Board **ADOPTED** the minutes from June 29th 2017 with a motion by Daniel.

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

Speed Bumps: The Board **ADOPTED** a motion to have ARMOR install the speed bumps on site with a design finalized by the Board of Directors.

Rental Agreement Discussion: Nothing new to report.

Security Cameras: Daniel gave a report to the association on the idea of installing security cameras on site. The Board is waiting on a proposal from Security Alarm Corporation and will review the proposal at the next meeting.

WCM Contract: The Board will propose wording to WCM on the contract during the next month.

Food Recycling bin: Republic Services will be dropping two new bins on site to be serviced weekly for food. The Board will review adding pails for owners on site.

The Board requested that WCM contact an owner to cease a noxious activity on the property.

The meeting adjourned at 8:25pm.

The next meeting of the Board of Directors is August 24th 2017 at 6pm at G104.