

MINUTES
ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS
November 1st 2017

The Board of Directors meeting of the West Oaks Condos Owners Association came to order at 7:00pm in the Market of Choice meeting room in Corvallis OR. Board members Daniel Hough, Mitch Mannino, and Chip Clough were present. Kurt Powell of Willamette Community Management was also present.

The Board **ADOPTED** a motion to have the address for the CAI renewal be changed from Katie Lanker to Daniel Hough.

The Board **ADOPTED** a motion to gather quotes for roofing for building E and to include in the scope tight lining venting, confirming construction defect repairs, and confirm adequate ventilation.

The Board **ADOPTED** a motion to revise the reserve study and update the study for 2018.

The Board **ADOPTED** a motion to have Daniel Hough gather quotes for painting the buildings and/or the garages.

The Board **ADOPTED** a motion to wrap the construction project into the reserve lump sum.

The Board **ADOPTED** a motion to begin using tweets to announce Board meetings or other important information and to add the phrase "follow us on twitter - @westoakscondos" to the website.

Chip Clough noted there was a leak in unit E103. WCM will follow up on the leak and contact the appropriate owners.

The Board **ADOPTED** a motion to ask a roofer for solar input.

The Board **ADOPTED** a motion to put all garage reserves into larger reserve category and to get rid of the unique identifier of "garage assessments" within the income and expense financial statements.

The Board **ADOPTED** a motion to ask Work Unlimited to be more effective on garbage enclosure - and to ask that a representative meet with the Board to discuss their work.

The Board **ADOPTED** a motion to get information to owners regarding the assessment increase.

The Board **ADOPTED** the 2018 budget as amended.

The Board **ADOPTED** a motion to give an owner 30 days for painting their garage door as half of it was replaced during the sale of the unit.

The meeting adjourned at 9:25pm.