

## MINUTES

### ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –May 23TH 2013

The Board Meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 6:33pm by Treasurer Mary Fell. Directors Robert Stevens, Mary Fell, and Denise Wells were present. Kurt Powell, Willamette Community Management was also present.

**Minutes:** The Board **APPROVED** the minutes from April 25th, 2013 board meetings.

**Financial Reports:** The Board **ACCEPTED** the financial report from May.

**Owners Forum:** One owner expressed concerns that residents are putting garbage in the garbage area belonging to the Grand oaks Apartments. The Board asked that a memo be added to the financial statements to encourage owners to only use the garbage enclosure belonging to West Oaks.

#### **WCM Report:**

WCM will be picking up the new stair treads in the coming weeks and will have ARMOR contracting install the stair treads.

The Board received a request to pay for failed window seals in a unit in the West Oaks Condos. The Board noted that as per the governing documents, the responsibility of any repair to the windows is the responsibility of each owner and **APPROVED** a motion made to not pay to replace failed window seals in West Oaks.

The Board requested WCM to contact owners with window issues and follow up with them to make sure all window issues are taken care of.

WCM continues to monitor and enforce parking at the West Oaks Condos.

ARMOR will be caulking the holes created by the pest control activity.

The Board **APPROVED** a motion to have ARMOR install a 4x4 post next to the east garbage enclosure that will be used to mount a sign giving owners notice about the trash.

The Board **APPROVED** a motion to have ARMOR pressure wash the main area sign and the east garbage enclosure and paint the east garbage enclosure as well as the main area sign.

The Board **APPROVED** a motion to ask Allied Waste to change out the dumpsters with new dumpsters.

The Board **APPROVED** a motion to create a "Construction Defect Lawsuit Rehab - landscape repair" equity line item and to use that line item for all landscape repair following the construction defect rehabilitations project.

The Board **APPROVED** a motion to move forward with a landscape proposal by TruGreen to be paid out of the landscape repair equity line item.

The Board **APPROVED** a motion to ask Sean Gores Construction to review a balcony railing that did not seem to be painted from the last paint activity.

The Board requested ARMOR to put out the A-Frame signs and perform the garbage checks every day for the 2 weeks before the end of the school term and the 2 weeks after the school term.

The Board requested ARMOR to move one recycling container to the West garbage enclosure.

The Board requested ARMOR to move the sign on the east garbage enclosure to the southeast side of the garbage enclosure.

The Board **APPROVED** a motion to not move forward with the new garbage enclosure project at this time.

WCM will review the gutter issues at West Oaks and will give the Board a report on what they find.

The Board **APPROVED** a motion to install the LED light in the West Oaks Condos in front of building I.

The meeting adjourned at 8:05pm.