

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –June 27TH 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 the May 23rd, 2013 board meeting.

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

Owners Forum: The Board **APPOINTED** Mary Fell to be Treasurer and President. Denise Wells will remain the secretary.

WCM Report:

The Board asked WCM to send notices to owners with failed window seals to ask that they replace the window seals. WCM has notified owners with failed windows IGU (Insulated Glass Units) to replace the windows.

The Board **APPROVED** a motion to send an owner a letter regarding window repair questions.

The Board **DENIED** a direct TV installation that would put a new hole in the building at West Oaks Condos.

the Board and WCM are continuing to review the new plantings at West Oaks Condos from TruGreen. TruGreen will be replacing some of the plants under warranty that die in the neighborhood over the next few months.

The Board **APPROVED** a motion to have ARMOR Contracting install a sign next to the small garbage enclosure.

The Board **APPROVED** a motion to send a letter to a vendor regarding stair treads.

The Board **APPROVED** a motion to install up to 6 more downspouts on the buildings at West Oaks Condos.

The Board **APPROVED** a motion to have some junk removed from a limited common element.

The Board **REVIEWED** a request to install an electric port at West Oaks.

The Board **REVIEWED** a neighborhood watch alert.

The Board **APPROVED** two requests to install peep holes in front doors at the West Oaks Condos.

The Board is in need of more Board members. If a member is interested, please contact Willamette Community Management at wcm@willamettecm.com for more information.

The Board **REVIEWED** water faucet locks on the buildings.

The Board asks owners to please limit the use of water as much as possible during this hot summer.

The stairs on building F are loose, and the south side of building A has squeaky stair.

The next meeting of the Board will be in August 22nd 2013.

The meeting adjourned at 8:05pm.