

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS – August 22nd 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 Mary Fell and Denise Wells were present. Kurt Powell, Willamette Community Management was also present. Two owners were also present.

Minutes: The Board **APPROVED** the minutes from the June 27th, 2013 board meeting.

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

Owners Forum: The owners noted that they are generally happy with the landscaping.

Old Business:

Window Seals: The Board instructed to have WCM follow up with owners after the first of January for the status of the window repairs.

Landscaping: WCM will be following up with TruGreen on weeds, limbing up trees, watering, and drainage in the coming weeks.

New Business:

Insurance: The Board reviewed a few insurance documents. They will review them again at the October meeting.

Garbage Services: WCM received a quote from a garbage service and will review the contract and give the Board feedback when the proposal arrives.

Plant enforcement: WCM will be speaking to a few owners on the potted plants on the balcony railings.

Stair Treads: WCM has asked ARMOR to make a list of the number of stairs showing signs of hairline cracks. The engineer has instructed the Board to say that the current hairline cracks noted are not a safety issue at this time, but may be a safety issue in the future. The Board **APPROVED** a motion to order stair tread replacements on the order of 5 more treads than the report from ARMOR notes for the community.

WCM Contract: WCM gave the Board an update on contract information and sought clarification on the amount of parking enforcement requested.

Budget: WCM distributed a draft budget for the Board to review for the next meeting.

Ants: One owner noted he was having a problem with red ants in his unit. The Board recommended to have a pest control company look at the issue and one Board member offered to take a look as well to see if she could offer assistance.

WCM will make sure ARMOR Contracting paints the trellis at the entrance to the property in the coming weeks.

An owner brought a problem via email to the Board to review regarding a cracked window.

6 new downspouts will be installed on September 10th 2013 to various buildings on the north side of the community.

The Board reviewed a noise complaint.

The Board **APPROVED** a motion to waive a transfer fee based on the circumstances.

The Board **APPROVED** a motion to move \$20,000 from the Lawsuit fund to the emergency fund.

The next meeting for the Board will be October 24th at 630 at market of choice.

The meeting adjourned at 8:05pm.