

BOARD MEETING MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –January 16th 2014

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 6:35pm by President Mary Fell. Directors Mary Fell and Denise Wells were present. Kurt Powell, Willamette Community Management was also present.

Minutes: The Board **APPROVED** the minutes from the November 21st, 2013 board meeting.

Financial Reports: The Board **ACCEPTED** the financial reports for November and December.

WCM Report:

The Board reviewed the current parking activity. The Board **APPROVED** a motion to add wording to the parking resolution and the fee schedule to note that if a vehicle is towed for violation of the parking rules, that a \$100 fine be assessed to the unit to which the vehicle is registered.

The Board **APPROVED** a motion not to install any additional signage at this time for parking in the community.

The Board **APPROVED** a motion to get quotes for a security camera to be installed on the northwest corner of building A and to get a quote for video signage to be installed on the garbage enclosure as well.

WCM is continuing to work to contact residents and owners to have their personal property cleaned up out of the common areas in West Oaks Condos.

Vial Fotheringham is continuing work to garnish money from one company related to the construction defect lawsuit.

The Board **APPROVED** a motion to notify owners who have not yet fixed their broken or fogged up windows that they will need to repair the windows within 60 days.

The Board **APPROVED** a motion to re-write the signage portion of the House Rules to state the following:

" Signs offering units "For Sale", "For Rent" or "For Lease" are allowed within the following parameters: A) One sign per unit may be placed outside the unit. B) Signs shall be tasteful and either professionally made, computer printed or store bought. C) The sign outside the unit shall be no larger than 18 x 24 inches. D) A sign not larger than 18 x 24 inches may be placed on the inside of a unit window. E) The unit owners are responsible to inform real estate agents / management companies of the sign rules.

The gutter work by Northern Willamette Valley Gutter to add two more downspouts to the community have been completed.

WCM has made a video of the current conditions of the parking lot striping to be reviewed in the spring.

Landscape Plant Replacement: WCM notified the Board that due to the cold weather, there may be a lot of plant replacements in the spring.

WCM gave an update on the current status of the stair tread replacement process. [Everything is scheduled and should be installed in 20=25 business days].

ARC Requests: The Board **DENIED** an architectural review request to install natural gas fireplaces with B-Vent style venting to two units in the complex as the Board does not wish to add any more penetrations to the exterior of the building.

The Board **REVIEWED** a request to move natural gas venting in West Oaks Condos and denied the request as owners are responsible for all plumbing in units according to the declaration.

Contracts:

The Board **APPROVED** a motion to install a double bull horn head on the light pole next to building D at a cost of \$825

The Board **APPROVED** a motion to sign a contract with ARMOR Contracting for 2014.

The Board **APPROVED** a motion to hire Handy Hands Landscape Construction and Management LLC to perform the landscaping on the property at West Oaks Condos and to draft and sign a contract for that relationship. The Board **APPROVED** a motion to terminate the contract with TruGreen Landcare with a 30 day notice after the contract with Handy Hands has been signed by both parties.

The Board **APPROVED** a motion to sign a contract with Morrison Hershfield to perform the 1 year review of the work performed by Sean Gores Construction on the buildings.

The Board **APPROVED** a motion to consolidate all reserve accounts into one account and to add the remaining funds from the Construction Defect Rehab Fund, the CD Income, and the Special Allocation to Construction Defect to this Reserve account as well.

The next meeting of the Board will be March 27th at 6:30pm in the Market of Choice Meeting Room.

The meeting adjourned at 7:45pm.