

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS

January 14th 2016

The Board meeting of the Association of Unit Owners of the West Oaks Condos was convened at Northwest Hills Community Church in Corvallis OR in meeting room D2 at 6:03pm by Kurt Powell of Willamette Community Management. Directors Denise Wells, Daniel Hough, Mary Fell, and Katie Lanker were present. Kurt Powell, Willamette Community Management was also present. Owner Mike Steed was also present.

Minutes: The Board **APPROVED** the minutes from December 16th 2015 with a motion by Denise.

Board Member Vacancy: The Board briefly discussed ways to get an additional person to serve on the Board. The Board requested that WCM put a note on the statements inviting an owner to join the Board.

Updates:

Alyrica Signal on Site: WCM contacted Alyrica Internet who noted that West Oaks does not get adequate signal for dishes for residents seeking to use their company as an internet provider.

Oak Logo: WCM received back from R3 Signs the revised leaf logo for the entrance signs. WCM will have these signs installed on the entrance to West Oaks in the coming weeks.

Safety Railing Repair: Outdoor Fence is almost finished with the safety railing powder coat and reinstallation on site at West Oaks. They are slated to finish the work next week.

Light Timers: WCM has ordered 2 of the 7 required light timers for West Oaks and will have them installed in the coming weeks.

Bolts for Anchor: WCM researched the file of photos taken by Morrison Hershfield and found evidence that it is highly likely that all of the buildings do have the bolts that anchor the wall frames of the buildings to the concrete footings per the original design of the structures.

Parking Space Changes: WCM reported that the owner previously wishing to change parking spaces is no longer interested in the change at this time unless a covered space closer to her unit becomes available.

Food Waste Bin: WCM contacted Republic Services to make sure the food waste bin is dumped weekly. The bin was not dumped in the previous few weeks.

Plant Removals on Site: WCM will be contacting additional vendors to get quotes to remove the plants marked with caution tape on site.

Decision Items:

Stair Stringer Work: ARMOR gave a report that showed the Board that they spent more labor and money than expected for the stair stringer repair and requested additional payment. The Board **APPROVED** a motion to deny the request and pay the estimated amount of \$3000.

Building project 2016: The Board reviewed the contracts from the previous construction defect lawsuit rehabilitation work and requested that Katie Lanker review the contracts for use in 2016. The Board will review this topic in the February Board meeting. WCM noted it might make sense to add the garage painting to the scope of work of the rear elevation painting as well.

Concrete Patch in front of buildings: The Board requested that WCM speak to a few vendors to have quoted figures to perform concrete repair work one building alcove at a time.

Natural Gas shut off: The Board requested that WCM get additional information from Northwest Natural on seismic automatic shut off valves for the buildings in West Oaks Condos.

Sealcoating/Striping: The Board tentatively scheduled sealcoating and parking lot striping work to happen in the summer of 2016 depending on how the scheduling of other pending projects line up.

Collection: The Board accepted a payoff request for one property in West Oaks and will communicate this to Vial Fotheringham.

Monument Sign Repair: WCM reported costs to repair the monument sign. The Board requested that WCM get pricing from a masonry firm for building a new monument sign for West Oaks Condos.

Owner Input: Daniel Hough asked questions about the potential of individual water meters for each unit in West Oaks. WCM will send Daniel additional information on this topic.

The next meeting of the Board of Directors is February 25th 2016.

The Board meeting adjourned at 7:40pm.