

West Oaks Condos
April 17, 2008

Attendance: Brian Egan, David Doughman, Jane Wright, Colt Leonard, and Doris Tirado - Board Members. Mary Feld, Adam Stebbins - Owners

Owners Forum:

Mary Feld has concerns about the crab grass in the lawn and leaning trees in the green space. There is also an abandoned bike in front of Unit B. Mary is concerned about noise from the pool at the apartments. It was suggested that in the future she call the police about noise concerns.

*Colt will call the tree service to remove the leaning trees.

* Jane will put a note on the bike and if not claimed in two weeks,

*Brian will take it to Goodwill.

Adam stated that he prefers the new meeting place. He said he was not aware of the new web site. Adam would like to be on the replanting committee and *Colt will notify Adam when he meets with the city forester.

*Brian will make a DaGlo sign to put in the glass case announcing the web site. *Jane will get the key for the case to Brian.

Approval of Minutes: Minutes from the March Board Meeting were approved and posted on the web site.

Treasurer's Report: We are over budget on water and sewage but generally under for other monthly items. Five thousand dollars was set aside for the last removal of leaning trees from the green space. There was discussion of Morrison Hershfield and Charter Construction costs and how they will affect future budgets.

New Handyman: Garbage enclosure repair is finished. Jane will communicate with Jon Voltz and prioritize tasks not to exceed 3 hours per week. These will include general site clean up, garbage enclosure cleaning, and stairwell cleaning. Any power washing of stairwells and sidewalks as well as gutter cleaning will be additional time. Jon is not to repair any construction defects at this time.

*David will look for specific areas of concern with the sidewalks.

*Colt will call Debra and ask if she is still doing stairwell sweeping.

East garbage enclosure shutdown: Doris spoke with Kevin Russell from the city who stated that we could close down the front garbage if there is a clear path to the back garbage area. David made a motion and Colt seconded that we close down the front garbage area and move recycling to the back dumpster area.

*Jane will call Allied Waste in a few weeks to pick up the blue dumpster.

*David will make a sign and post it to say the area will be closed.

*Brian will make door hanger signs with several announcements on them.

Snow Removal : Tabled

Gutter cleaning: The board authorized Jon to do gutter cleaning beyond the regular 3 hours and rent a ladder if needed.

*Jane will communicate this with Jon.

Parking lot sweeping: Lee Thompson charges two hundred dollars per sweeping. The Board authorized David to call them when sweeping was needed.

Bark Dust: The budget will only allow about one third of the site to have bark dust.

*Doris will decide which areas that might be and notify Jane.

Satellite dish approval: The Board made the following guidelines about satellite dish placement. There must be permission of the board on a case by case basis. There must be written permission of the owner. There can be no penetration of the external building, and the dish must be placed on a tripod.

New Business

Email addresses: *Brian will work on collecting the email addresses of owners

Morrison Hershfield: not enough notice was given by C.M.I. to the board so someone could be available on site. Arrangements were made at the last minute. Morrison Hershfield will write their report and submit it to Jason Grosz, our lawyer.

Charter Construction: The Board approved the ten thousand dollar payment to Charter Construction for work done on buildings as part of the Morrison Hershfield report.

Legal Path: On Monday April 21,2008 , our lawyers will sue Willamette Builders Group for construction defects. Questions should be addressed to Jason at Vial Fotheringham. The lawyers will decide whether to charge an hourly rate or on contingency.

Reserve Funding:The board will have a better sense of the need to alter the budget after the legal costs are done.

C.M.I.: C.M.I.presents costs two thousand one hundred a month. If we make a change it must be by May 15th.

*Colt will talk with Brad about the possibility of a monthly contract.

Next Board Meeting: Wednesday, May 7th, 2008

*asterisk by name denotes task to be done