

## **West Oaks Condos Board Meeting May 7, 2008**

**Attendance:** Brian Egan, Colt Leonard, Jane Wright, David Doughman - board members; Doris Tirado not in attendance. David Stubbs - guest. Paul Franklin, Japhet Stevens, Nicky Schultz, Gale Miller, and Mary Fell – owners.

### **Owners forum:**

Mary Fell expressed concern about the condition of the landscape in front of building B.

\* Jane will mention this when she calls for a walk through with TruGreen and will include David Stubbs and David D.

Japhet Stevens had questions about the lawsuit and why we were no longer going to use CMI as our property management firm. He also expressed concerns about carpentry work being done early in the morning. David Stubbs reminded us that city code says work can start at 7 a.m.

Paul Franklin expressed concerns that the trees in the green space may be a fire hazard. Colt stated that the city does not have concerns. Paul will check with the fire marshal.

\* David D will follow through with this.

**Approval of Minutes:** Minutes from the April board meeting were approved. May (and future) minutes will be posted on the community board as a draft until they are approved at the following board meeting.

**Treasurer's Report:** The budget arrived from CMI only today, so Colt did not have a chance to look at it. Brian shared concerns about the checkbook not being balanced monthly by CMI. CMI's fee is presently about 20% of our expenditures.

\* Colt will check with Debra to see why she is still getting checks for sweeping.

## **Old Business**

**Construction defect lawsuit.** The original defect was poor roofing. Morrison-Hershfield have done more inspections, these for deficient water proofing. At this time there does not appear to be significant water damage or mold. Our lawyers determined there were construction defects and Willamette Builders Group did not cooperate in resolving them. We are now suing Willamette Builders Group and their insurance company. Willamette Builders Group has a lawyer who is communicating with Jason, our lawyer. Our lawyers are deciding if they want to take the case on a contingency basis. If it goes to court, the case

may be more drawn out than if it settles out of court. We are waiting for a response from Willamette Builders Group's lawyers.

Until a month ago, nothing needed to be disclosed on sellers' real estate contracts, but now that the lawsuit has been filed, this must be stated.

**Garbage:** Because of owner concerns, the front garbage enclosure is being left open for now. Paul suggested a broom and dust pan be placed in the area.  
\* David D will purchase this.

**Trees:** All leaning trees have been removed from the property.

**Gutters:** Bldg C gutters and defective garage gutters have been repaired. Jon, our handyman, asked about renting a cherry picker to reach third-story gutters for cleaning and repair. The board does not want vehicles to drive on the lawn to get to the gutters; Jon should instead rent a tall ladder at HOA expense.

**Electrical Work:** Board permission was given to replace some defective ballasts in carport fluorescent lights. There are still some decisions to be made about ballast replacement in the parking lot floodlights. Jon, our handyman is buying compact fluorescent bulbs for stairwells, and will replace the incandescent bulbs as they wear out.

**Jon's Request for Paint Colors from CMI:** Jon requested paint details from CMI, but heard nothing. It was suggested also that Jon try to computer-match the exterior paint colors rather than continue to try to get the information from CMI.

**Taxes:** Our accountant filed an extension on our federal and state taxes before the deadline. We pay taxes only on our interest.

**Incorporation filing update:** The WOC homeowners association corporate registration with the state was not properly renewed by CMI. This has now been taken care of.

**Unclaimed bikes:** There are two abandoned bikes on the property. One in front of Bldg B is locked and the other between Bldg A and B is not locked. Jane has put signs on these. If they are not claimed by May 20th,  
\* Brian will pick up and haul away.

## **New Business**

**New Property Management Firm:** David Stubbs of DLS Associates was introduced. He works locally with the Grand Oaks association. His fees are lower than CMI, and collecting late payments is included in his services (CMI

uses a lawyer at additional expense). A motion was made by Colt and seconded by David D. that we accept DLS Associates as our new management company; the motion passed unanimously.

Brian suggested DLS Associates be phased in, starting on June 1 at a time and materials rate, switching to full contract rate on July 1. Brian also suggested that CMI be phased out with June being full pay, July being two-thirds, and August being one-third (they would have to agree with this).

\* Jane will give Dave Stubbs a copy of the original CMI contract.

**Next Meeting:** Tuesday, June 3rd at 6:30, NW Hills Community Church, 3300 NW Walnut.

\* Denotes a task to be done