

**West Oaks Condos HOA Board Meeting
July 8, 2008**

Attendance: Brian B. Egan, Jane Wright, Doris Cance-Tirado – board members (David Doughman absent). Jeff Doring and Mary Fell – owners. Dave Stubbs, DLS Associates – property manager.

Owners Forum:

Mary Fell expressed concern that some parts of the lawn are looking brown and some trees are not looking well. Also there are still some dead trees in the green space. She spoke with Steve Hunter, the contractor who previously took out downed trees. Permission will not be given to him, because of liability issues, to take out trees that are still standing. It was moved and voted on that we have an arborist come and look at this area. * Dave Stubbs will follow up on this.

Jeff Doring reported that he saw one carpenter ant in Bldg A. * Dave Stubbs will call Good Earth to do an inspection.

Doris expressed concern about how no sense of community is being built within the condos. Because there is no common gathering place, there is no way to meet neighbors. It was voted on and passed to set aside \$200.00 dollars for a block party. The date will be Sat, Sept. 13th. * Doris and Mary will work on the details.

Approval of Minutes: Minutes from June were approved.

Treasurer's Report: One owner is still in the process of collections, and is approximately \$5000 in arrears. Brian presented the May financial statement sent by CMI; all was in order.

Old Business

Construction Defect Lawsuit: Willamette Builders Group's attorneys are reviewing the paperwork now and this may go on for 6 to 9 months.

Morrison Hershfield would like permission to bill the HOA for any work that is deemed necessary by our lawyers. The Board voted to give Brian Egan permission to sign this contract.

Board Vacancy: Mary Fell was appointed to the board to fill the vacancy left by Colt Leonard's resignation; Mary agreed to take on the role of Treasurer. * Dave will meet with Mary to instruct her on procedures.

Landscape issues: It had been voted on in a previous meeting to put bark dust on Bldgs A, I, and B. It was also voted on to pay TruGreen for irrigation repairs.
* Dave will contact Donny at TruGreen about irrigation and bark dust issues.

New Business

New Mailing Address: Correspondence, including assessments, should be sent to West Oaks Condos, Box 2063, Corvallis, Or 97339-2063

Bank Account: Mary, Dave and Brian will meet to set up an account at Washington Mutual. All records should be transferred from C.M.I. to D.L.S. soon.

Taxpayer ID#: CMI sent documents indicating that there is confusion over the Association's taxpayer ID. * Dave will resolve this.

State Registration Reinstatement: As of the last time Dave checked, the Association's registration with the Oregon Secretary of State had not been renewed. * Dave and Brian will resolve this.

Owner Communication: We are considering the option of having owners receive official notifications by email. It is faster, more efficient, and much cheaper. Owners will be given the choice to opt out of this, receiving only USPS mail.

Assessment Billing: July is the last month to send money to CMI. DLS Associates will send the bills in August.

Next Meeting: No date has been set. Watch the web site and stairwell signs.

* by name denotes a task to be completed