

**West Oaks Condos HOA Board Meeting
August 28, 2008**

Attendance: Brian B. Egan, David Doughman, Mary Fell, Jane Wright – board members (Doris Tirado absent). Jeff Doring – owner. Ed Lossett – Jeff's guest and Realtor. Dave Stubbs, DLS Associates – property manager.

Owners Forum:

Jeff Doring and Ed Lossett shared concerns about the pending lawsuit. Brian advised that they contact our lawyers directly. Ed asked when the lawsuit might be done and Brian responded that it may be up to 18 months.

Approval of Minutes: Minutes from July were approved.

Treasurer's Report:

Dave has not received the financial report from CMI. He requested \$70,000 in Association funds from CMI, but has not yet been received. * David Stubbs will contact Circle Alarms and Chad Oh to determine the purpose of checks that were sent to them (not recorded by CMI). Some owner accounts are paid ahead and others are paid behind. The records from CMI are inaccurate so David will spend time on this to get it straightened out by Oct 1. * DLS will explore with C.M.I. about past accounting procedures.

Old Business

Construction Defect Lawsuit: David Stubbs and the board received a notice which stated that the builders Brent Keys and Kevin Dix are requesting indemnity from the lawsuit because they were members of the Board at the time. The Board will allow our attorney to respond. Our lawyer reports that there is no other news. * Brian will ask Jason to put more information on the website.

CMI-to-DLS Transition: Dave Stubbs has received four boxes of records. No money has been transferred yet. Mail is being forwarded.

Non-profit Status: We are now legally registered with the state again. CMI did not respond when asked to pay the penalties for improperly renewing the Association; the board will not invest further energy in this.

Tru-Green Landscaping: All sprinkler system issues have been resolved.
* Dave Stubbs will get a copy of the sprinklers' programming Tru-Green.

Tru-Green provided a bid for additional services. Before the next meeting, * Mary, * Jane, * David and * David will prioritize the amount and jobs to be done.

Security Lighting Repair: All lighting has been repaired but one new light is out again. * Dave Stubbs will notify Jon of A.R.M.O.R.

Outdoor Outlet Installation (for landscaper/handyman use): Key to the Handicap garage where the outlet will be wired has been lost. * D.L.S. will continue to work on this process.

Bark Dust Application: To be reviewed by Jane and David; decision postponed to the September Board meeting.

Wooded Green Space Cleanup: All cutting of downed wood is done.

Garbage Enclosure: The garbage areas are clean most of the time.
* Dave Stubbs will get a sign made for the west enclosure that lets people know it is a garbage area.

Handrail cleaning: This is working well.

New Business

Insurance Renewal: American Benefits has been approved for our insurance. It was voted on and passed to pay in one lump sum.

Delinquent Accounts: One owner with 2 units has filed for bankruptcy so that account will not be paid for now. A motion was made and passed to have * DLS investigate another overdue bill and pursue it. It was voted on and passed to allow a 5 day grace period for late payments. Brian B. Egan abstained from this vote, since he was disputing a late charge imposed by CMI.

Abandoned Vehicles: A disabled Volvo, Toyota and a black Jeep have been considered abandoned for several weeks. Permission was given to * DLS to mark, tag and tow these vehicles.

E-mail Notification: Permission was given to * DLS to gather owners' and tenants' email addresses, and to request that owners "opt in" to receiving

all Association communications and statements by email rather than USPS. This will save the Association (and owners) considerable expense.

Arborist's Report: The Arborist's report stated that all dangerous trees have been removed from the green space. He noted that the oaks planted in the parking spaces are too big and should be removed. The Board will not take any immediate action on the oaks.

Parking Lot Sweeping: * David Doughman will contact the sweepers to ask them to clean the parking lot.

Speed Limit: A 10 mph hour speed limit was approved. * Dave Stubbs will get a sign for this (expense not to exceed \$200.00 dollars).

Pet Waste Disposal: Information about rules and regulations will be in the next newsletter.

Next Board Meetings: September 25th and October 30th.

* by a name denotes a task to be completed