

**West Oaks Condos HOA Board Meeting
November 20, 2008**

Attendance: David Doughman, Brian B. Egan, Mary Fell, Doris Tirado, and Jane Wright – board members. Dave Stubbs and Steven Wagner of DLS Associates – property manager. Jeff Doring, Andrea Jackson, and Angela Egan – owners. Jason Grotz and Mike Vial, attorneys with Vial, Fotheringham LLP.

2008 Annual Meeting: The annual meeting was brought to order by president Brian B. Egan at 6:40 p.m. Too few owners attended or sent in their proxies, so a quorum was not met; the annual meeting was rescheduled for Tuesday, December 16th at 6:30.

Owners Forum: Jane Wright read a letter from owner Laura Benzing, who had concerns about garbage and furniture being abandoned inside the east garbage enclosure.

Approval of Minutes: Minutes from October were approved. David Doughman made the motion and Mary Fell seconded.

Treasurer's Report: Mary Fell, treasurer, reconciled two bank statements. Dave Stubbs of DLS stated that one delinquent owner (of two units) has filed bankruptcy, and that his past-due assessment, fines, and interest are unlikely to be paid.

Lawsuit Update: Jason Grotz and Mike Vial of Vial Fotheringham LLP, the Association's attorneys in the suit against Willamette Builders Group, reported. VF specialize in homeowners association lawsuits. They reiterated that the Board had hired Morrison Hershfield to do an inspection of the property; they found that some building materials were not properly installed and found other evidence of poor workmanship. WBG was approached but declined to respond, so a lawsuit was filed against them. WBG in turn countersued eight of its subcontractors. When WOC wins the suit, the money will come from WBG's insurance company.

The parties are now selecting a mediator. During this time, the subcontractors may inspect the buildings. The next step is to put together a case management order which sets deadlines; hopefully this will happen by the end of December. Jason estimates that the case may not be resolved within one year. The website will be updated with any progress.

* Jason will email a new construction defect survey for those that did not fill it out yet. * Dave Stubbs will include this in the next billing.

Budget Discussion: Dave Stubbs reviewed the budget with the board and the owners that were present. It was suggested that five to ten thousand dollars be

budgeted in 2009 for Morrison Hershfield to supervise subcontractors, make further inspections, and depose.

Former management company CMI cost about \$25,000 per year; new management company DLS Associates costs \$8,000 per year and provides better service, yielding considerable savings to the HOA.

A new line item has been added to the budget to take care of construction defects. The original Capital Reserves balance of ~\$20,000 was redistributed: Under line 571, \$10,000 dollars was put to defect reserves and under line 581, \$10,000 dollars was put to operating balance. The budget was then voted on and passed.

Postponed Items: Because of time constraints (the meeting ran 2 ½ hours) several items were carried over to the next agenda. Fee schedules will be discussed at the next meeting also. * To help ensure we have a quorum for the rescheduled Annual Meeting, Dave Stubbs will put a proxy in with the next billing statement.

Next Meeting (Annual and monthly): Tuesday, December 16th, 6:30 p.m.

Jane Wright, Secretary

* after a name denotes a task to be completed.