

**West Oaks Condos HOA Board Meeting
April 20, 2009**

Attendance: Brian Egan, Mary Fell, Doris Tirado Jane Wright (David Doughman not present) – board members. Dave Stubbs and Steven Wagoner of Willamette Property Management – property managers. Debra Riciotti and Laura Benzing – owners.

Owner's Forum: Debra Riciotti, who has the stairwell sweeping contract, wants the contract to be in her son's name. There was an advisory vote to have this happen.

Debra informed the board that she need to park a handicapped vehicle overnight in a handicapped space, with the license number of xxxxxx.

Mary Fell had concerns about the extra Coldwell Banker signs in front of some of the units. * Dave Stubbs will talk to Coldwell about this.

The owner of I-201 has concerns about wasps in the bathroom fan. * Dave Stubbs will talk to [handyman] Jon about this.

Approval of March Minutes: March minutes were approved as posted on the website.

Treasurer's Report: Mary Fell reported that the bank statements reconciled.

Property manager's Report: Dave reported that there are three delinquent owners, all in in foreclosure. The effort to get the Working Capital fund, which was not properly billed out during the original property management firm's tenure, is proceeding: two owners have paid, two units have since been sold, and one is in bankruptcy; we are unlikely to collect on these last three.

Mary Fell shared concerns about poor lawn conditions in some areas. * Dave Stubbs will talk with the landscaper about the condition of the lawn.

Lawsuit Update: Jason Grotz sent an email, stating that a Benton County referee had been chosen. A time line will be given to us as soon as the referee prepares it.

Parking Resolution: Dave discussed the three-tiered system of parking which is Reserved, Permit and Guest. The permits will last for a year. There is no renewal fee. * Dave and Steven will present the numbering scheme at the next meeting.

For Sale or For Rent Signs: * Brian will modify the house rules to read more correctly as to the exact size (2' x 3') and number (one outside, one in the

window) of For Sale and For Rent signs. * Dave will then send this information to realtors. This was voted on unanimously by the board.

Dog Waste: * Dave Stubbs will get a sign that states all dog waste must be taken care of. Violators will be fined! * Dave will visit the resident in A-202 to clarify this to her.

Plumbing leaks: Resolved

Other Items: Tabled until next meeting due to time constraints.

Next Meeting: May 18th (Monday) at 6:30pm at Northwest Hills Community Church.

* An asterisk before a name denotes a task to be completed.