

**West Oaks Condos HOA Board Meeting  
June 15, 2009**

**Attendance:** Doris Cancel-Tirado, David Doughman, Brian B. Egan (Mary Fell and Jane Wright not present) – board members. Dave Stubbs of Willamette Property Management – property manager. A quorum was established.

**Owner's Forum:** No speakers.

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

**Treasurer's Report:** Dave Stubbs (for Mary Fell) reported that the bank statements reconciled.

**Property manager's Report:**

- Dave reported that the only delinquent accounts are the usual ones, all in foreclosure.
- A complaint about a portable swimming pool placed on common property was investigated by Dave. The pool had been disassembled by the time Dave got there.
- The parking lot seal coating and painting went very well. Unfortunately, despite ample warning (door hangers and signs), 10 cars had to be towed to clear the parking lot for work. A new numbering scheme was created with no overlap from the old scheme. Physical location of each unit's reserved space remains unchanged.
- Parking permit enforcement will begin soon. Dave is getting permit hang tags made (\$600 for several years' worth) and they will be distributed as owner/tenant paperwork comes in.
- Some local skateboarders have waxed the stairway edges near the mailboxes, creating a dangerous situation. Jon of ARMOR has roped them off and will clean them to restore traction. All residents are encouraged to watch for this activity and call the police; the violators will be prosecuted by the HOA.

**Lawsuit update:**

- Schedules were posted on the web site.
- A question arose about who had responsibility for repairing/replacing windows whose seals failed; the Association has responsibility, but encourages owners to contact their own insurance first.
- The board approved payment of \$4000 to Morrison-Hershfield for investigation engineering reports.

**General Discussion and Decision Items:**

- The board will get a quote from ARMOR for bi-monthly stairwell sweeping.

- The board will investigate contracting with Waste Recovery to see if they can reduce overpacking of dumpsters with reusable/recyclable items, and to see if we can get same results with fewer waste pickups.
- A pet owner was warned that not picking up waste would result in a fine. She agreed to pick up in the future.
- The For Sale / For Rent sign policy was approved. Dave will contact Realtors if any of their signs violate the policy.
- An owner reported small cracks in his bathtub, and was concerned about leaks. All interior features are the responsibility of the unit's owner, and are not covered under the construction defect lawsuit. The owner was advised to get a professional repair done as soon as possible, to prevent the possibility of structural damage from water leakage.
- \* Brian will add notes on the web site indicating that 1) stairwell light bulbs must not be unscrewed by residents, and 2) Residents who have complaints about noise (loud parties, etc.) should contact the Corvallis Police Department dispatcher directly at 766-6911.

**Next Meeting:** July 20th (Monday) at 6:30pm at Northwest Hills Community Church.