

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

Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Jane Wright (David Doughman not present) – board members. Laura Benzing – resident. Dave Stubbs of Willamette Community Management (WCM) – property manager. Mike Vial of Vial-Fotheringham LLP, HOA's attorney in construction defect lawsuit.

Lawsuit update (Mike Vial): Morrison-Hershfield (M-H) engineering did additional work to determine which subcontractors were responsible for various parts of WOC construction and how cost should be distributed among them; bill payment of \$1400 was approved. There will be some additional expenses for M-H to attend defendant's destructive testing activities, prepare responses and attend mediation as needed. * Mike will call Mark Rose of M-H and ask him to keep the bills down. Mike also noted that there is a schedule in place and a mediator has been chosen for the case.

Mold in units F104 and F204 – * Dave will call a plumber to see if there is an active leak. Jane Wright gave Mike Vial old emails pertaining to mold issues.

Owners Forum: Laura Benzing stated that the renters in H-104 are loud and have a recliner on the patio. The Board made a motion to start the fine process and notify the owner. * Dave will stop by and have the tenants get the recliner off the porch.

Satellite Dishes: FCC rules dictate that we must allow owners to get a signal. We can determine how that looks. A request was retroactively approved to allow a ground-pole-mounted satellite dish that is already there.

Parking Permits: Property managers and non-resident Board members will use guest spaces. There are two permits per unit without garages, period: One reserved and one general. Units with garages get one general permit and no reserved permit; if a resident chooses to use their garage for storage instead of parking, they do not get additional permits.

Delinquent Assessments: We discussed a draft of a proposal which states that if owners have not paid assessments or other fees, the owner/renter can be suspended from use of common areas (which include parking spaces and driveways) and could also lose water service. This motion was voted on and passed by the board.

Bark Dust: Will be delivered to Buildings A,B, and I.

Savings Account: The Board established an ING Savings acct. Mary, Jane, and Dave Stubbs are cosigners.

Next Meeting: August 17th, (Monday) at 6:30pm at Northwest Hills Community Church.