

## West Oaks Condos HOA Board Meeting

January 11, 2010

**Attendance:** Brian B. Egan, Mary Fell, Denise Wells, Jane Wright (Doris Cancel-Tirad, absent) – board members. Dave Stubbs and Kurt Powell of Willamette Community Management – property manager.

**Owners's Forum:** No owners spoke.

**Approval of December Minutes:** December minutes were approved as posted on the web site.

**Treasurer's Report:** The bank account is reconciled. Reserves are under-funded now because of construction defects costs; the supplemental assessment will correct this by year-end.

### Property Manager's Report:

- Delinquent Accounts: Eight owners are in delinquent status. The Board voted to file a lien on any properties more than three months in arrears.
- Assessments: Reaction to assessments has been minimal. Owners were given ample notice and information ahead of time.
- Status of Roof Repair on Bldg H: Dave Stubbs of WCM has called in Sprick Roofing to fix this leak. This area of the roof also was repaired in April of 2009. It was moved, seconded, and passed unanimously by the Board that \* WCM take immediate action to inspect H-201 for any mold damage and report the findings to the Board.
- Dryer Vent Cleaning: Mary Fell gave WCM a phone number for a company that does dryer vent cleaning. \* Dave Stubbs will follow up on this.

**Deposition Travel:** It was moved, seconded, and passed unanimously that Board members who travel on Association business (e.g., to give depositions related to the lawsuit) be reimbursed for mileage and parking. Reimbursement will be at the current Federal mileage reimbursement rate.

**Adjournment:** The meeting was adjourned at 7:25 p.m.

**Next Meeting:** Monday, February 8, at 6:30pm at Northwest Hills Community Church.

\* denotes tasks to be acted upon.