

West Oaks Condos HOA Board Meeting

May 19, 2010

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

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

Treasurer's Report: Mary Fell, Treasurer, reported that the checking account is reconciled.

Owner's Forum:

- Jane Wright mentioned that an unapproved satellite dish is in front of Bldg. A and that needs to be removed.
- Jane also reported that a rental sign also is inappropriately placed.
- Denise Wells expressed concern about a barking dog in Bldg. F. Denise will email Dave Stubbs with the address so he can visit the owner or rental company.
- Denise also mentioned that there were birds in the gutters in Bldgs. F and G parking structures.

Property Manager's Report:

- Three assessment accounts are delinquent.
- Gutters: FedEx is responsible for fixing the gutter they damaged; Kurt is working with them. The Association will fund repairs on four other damaged gutters.
* Kurt will call the person who gave the bid to follow up with them.
- The water leak in B201 has been repaired and all interior finish repairs (minor) have been completed. The repair of interior finish in B101 is in process.
- All repairs in Bldg. F were completed several months ago.

Homeowner Hazard Insurance discussion: The board discussed requiring all homeowners to carry insurance covering finish damage to the interiors of the units. The board also discussed options of allowing owners to be self-insured or to post a bond. The discussion was tabled pending investigation of precedents and legal restrictions.
* Kurt will check with the HOA's insurance company for guidance.

Next Meeting: The next board meeting will be Wednesday, July 21, at 6:30pm at Starbucks in the Timberhill Shopping Center, Walnut Blvd. and Kings Blvd.

* by a name denotes a task to be done