

West Oaks Condos HOA Board Meeting

April 20, 2011

Attendance: Brian B. Egan, Mary Fell, Jane Wright, Denise Wells (Doris Cancel-Tirado, absent) – board members. Kurt Powell of Willamette Community Management – property manager. Ken Nitta, Robert Stevens, and Medora Stevens – homeowners.

Approval of February Minutes: The minutes from the February meeting were not posted on the web site as of the date of this meeting, nor were they read aloud. The February minutes and April minutes will be approved at the May meeting.

Treasurer's Report: Mary Fell, Treasurer, reviewed the budget and reported that the bank account is reconciled. The Association changed banks from Chase to Umpqua.

Owner's Forum:

- Ken Nitta had concerns about peeling paint on hand rails and on wood balconies. The board explained that these would be repaired when the lawsuit was settled, but that they could not be repaired until then because of potential destruction of evidence.
- Ken also asked about whether window air conditioners were permitted. Willamette Community Management asked that Ken file a written request to install the air conditioner, and that it indicate that no structural changes to the building envelope will be made.

Property Manager's Report:

- The lawsuit mediator's bill has been paid.
- Liens have been put on two properties. Six are behind by one month's assessment payment.
- A long-delinquent former owner settled their account in full with a lump-sum payment.
- All but 10 owners have returned the owner information sheets. This information will be used for FHA loan approval.
- The person who had damaged the Handicap sign has ignored the summons from the board. * Kurt will reopen the police report. The board voted unanimously to have Jon fix the sign; the board will attempt to recover the cost from the offender.
- Association insurance: As noted in the Emergency Meeting minutes, the board has discovered that the Association's insurance must also cover fire and hazard damage to individual units and the fixtures inside them. The board needs to understand the implications and make coverage decisions based on cost and risk. The board must also inform the owners of how their own insurance (if any) will coordinate. * Kurt will call the CAU agent and ask for clarification on insurance, and will present the results at the next meeting.
- Damage to the boards in the west garbage area: Allied Waste refused to accept responsibility. Jon will repair the damage at HOA expense (approximately \$300).

- Stairwell cleaning: After discussion, the board voted unanimously to have all the stairwells cleaned monthly. * Kurt will relay this to Jon.

Lawsuit Trust Account: The board voted to allow Vial-Fotheringham LLP (the Association's attorneys) to establish an interest-bearing trust account to hold any funds awarded in the lawsuit.

Morrison-Hershfield bill: The board discussed the ongoing consulting engineering (expert witness) fees for the lawsuit, and voted unanimously to pay the latest bill.

Saplings in the Grove: A resident of Grand Oaks notified the board that a number of saplings were growing very close to the sidewalk in the grove area north of the building I (the grove is part of the WOCOIA common elements). Because this could result in expensive damage, the board asked Kurt to have Jon or TruGreen remove them.

Landscaping: The board rejected an unsolicited bid by TruGreen to replace areas of sod north of buildings C and D with ground cover, due to the expense and lack of urgency. The board also asked * Kurt to have TruGreen use smaller mowers in that area because the large mowers are damaging the grass.

Next Meetings: The next two meetings will be on May 18th and June 22nd, at the Timberhill Starbucks.

* before a name denotes a task to be done