

**West Oaks Condos HOA Annual Meeting (attempt)
and HOA Board Meeting
November 30, 2011**

Annual Meeting: Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Jane Waite (née Wright) – board members. Kurt Powell of Willamette Community Management – property manager. * Kurt will provide a list of owner/resident attendees.

Annual Meeting: Failure to Establish a Quorum: The Annual Meeting could not be convened because there were too few owners and proxies to establish a quorum. As announced, a drawing awarded a Starbucks gift card to one present owner and one proxy submitter. The Annual Meeting was rescheduled for December 22 at 6:30 pm at the NW Hills Community Church.

December Meeting: Attendance: Doris Cancel-Tirado, Brian B. Egan, Mary Fell, Jane Waite (née Wright) – board members. Kurt Powell of Willamette Community Management – property manager. Christopher Allen – owner.

Approval of Minutes: The minutes from the October meeting were approved as posted on the web site.

Treasurer's Report: Mary Fell reported that the bank account was reconciled.

Owner's Forum:

- Christopher Allen, owner of a unit in Bldg. A, noted that the exterior lights are on during the day. * Kurt will look into this. Christopher volunteered to head a committee to get a bid on switching to LED lights.
- Christopher also noted that the southwest-most streetlight in the parking lot is on when it shouldn't be. * Kurt will check into this.
- There was open discussion of owners not cleaning up after their dogs, and of barking aggressive dogs in the complex. Owners are reminded that the weight limit for dogs is 50 pounds, and that owners not picking up animal waste should be reported to Corvallis Animal Control.

Property Manager's Report:

- Parking enforcement: Red tags are to be displayed for reserved spots, green tags for permit spots.
- Delinquent accounts: One unit has been warned that the collection process will start. The board voted to start using Vial Fotheringham LLP (attorneys) to handle the Association's collection process. * Kurt will draft a collection letter and send it to the board for approval.
- Dryer vent cleaning: Jon Voltz of Armor is cleaning dryer vents as time becomes available.

Post-Lawsuit Repair Discussion: The Morrison-Hershfield proposal for phase 1 was approved. Sean Gores Construction will present their bid at the rescheduled Annual Meeting. * Brian will check with Gerding Construction to see if they are interested (preliminary discussion indicated they may require a “wrap” insurance policy that is discouraged by the HOA’s attorney).

Architectural Control of Deck and Patios: The WOC Condo Declaration specifies that owners are responsible for the expenses of painting and repairing decks and patios, but that the work must be approved by the Board before work can be done. The Board is not approving any work until the post-lawsuit repairs have been completed, to avoid duplication of effort.

Videoconferencing Link with Morrison Hershfield: No further activity has taken place.

Next Meeting(s): The rescheduled Annual Meeting and December board meeting will be December 22nd at 6:00 at Northwest Hills Community Church at 3300 NW Walnut Blvd.