

**West Oaks Condos HOA Board Meeting
July 26, 2012
Market of Choice (9th and Circle)**

Call to Order

Meeting called to order at 6:40 PM.

Attendance

Brian B. Egan, Mary Fell, and Robert Stevens - Board Members; Kurt Powell of Willamette Community Management; Christopher Allen – Tenant/Owner's Representative; Deb Schumacher and Amanda McMillen of American Benefits

Special Presentation

Deb Schumacher and Amanda McMillen of American Benefits made a presentation on what the HOA insurance policy covers and how it works. Board members asked questions throughout the presentation.

Owner's Forum

There were questions about termite mitigation and construction progress.

Approval of Minutes

The minutes from the June regular board meetings were approved as posted on the website with a change to the Owner's Forum section.

Treasurer's Report

Mary reported that the accounts were reconciled.

Construction Project Update

- There was new out-of-scope damage found, but so far the costs will be contained in the not-to-exceed cost estimate.
- Brian has signed all change orders.
- Brian and Mary will push SGC for an updated construction schedule at the next construction meeting.
- Kurt is maintaining a list of problems for SGC to look into repairing.

Community Manager's Report (Kurt)

- There are two delinquent accounts. Kurt mentioned that an HOA lien is still payable even during a short sale. The unit in arrears at Vial Fotheringham is progressing through the collection process according to legal requirements.
- Parking enforcement continues to be a problem and lately there has been more reserve permits using permit spaces.
- Kurt mentioned the mystery valve box had nothing in it.
- The common tracts still have a title issue that will be followed up with to make sure the title is transferred to the HOA from Willamette Builders Group.
- In response to a question, Kurt mentioned that electricity charges were approximately \$7,000 last year.

Discussion, Decision, and Information Items

- Board agreed that a unit with an interior water leak is not able to make a claim to the HOA insurance policy.
- Board will discuss potential dues increases at the August meeting.
- Board unanimously approved renewal of the HOA insurance policy with the addition of a \$5 million umbrella policy and increasing the deductible to \$10,000.

Next Meeting

The next Regular Board Meeting will be held on August 23, 2012 at the Market of Choice Community Room (9th and Circle).

Adjournment

Meeting was adjourned at 8:25 PM.