

**West Oaks Condos HOA Board Meeting
August 23, 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

Approval of Minutes

The minutes from the July regular board meetings were approved as posted on the website with one amendment. The amendment is to add that Kurt mentioned, in response to a question, that electricity charges were approximately \$7,000 last year.

Treasurer's Report

Mary reported that the accounts were reconciled, but asked for clarifications from Kurt on water charges for irrigation. SGC invoices were approved and paid.

Owner's Forum

- It was mentioned that a tree is causing the garbage enclosures to have sticky floors from sap. The Board asked Kurt to have John at Armor pressure wash the enclosures.
- It was mentioned that the paint job on Building 'A' looked like the painting was not finished. Brian mentioned that SGC mentioned that the Building 'A' painting is almost done, but not quite finished.
- Mary mentioned that we should be aware of standing water due to increased instances of West Nile Virus.

Community Manager's Report (Kurt)

- Same two delinquent accounts.
- Kurt mentioned that there is an important court case involving MERS (electronic mortgage registry). The court ruled if a foreclosure is completed, but MERS was used than the foreclosure is null and void. This means that all liens, including for an association, would still be in place.
- There has been problems with Charlie's Towing not being available when Kurt has had violators that needed to be towed. Kurt says we should consider switching companies if Charlie's Towing cannot provide a vehicle when needed. Board members want this to be resolved before the start of school at OSU.
- Kurt mentioned that the smell in one unit was nothing except rotten food and the owner of another unit repaired a water leak.
- Kurt indicated that SGC should be aware of water damage situation in a Building 'G' unit.
- Water charges for Building 'E' were much higher than normal. Brian mentioned to look at the water meters several times of the day to see if there is still a problem.

Construction Project Update

- Building 'A' is almost done except for some balcony repairs and the north elevation.
- Building 'B' is getting close to being finished, but Building 'C' is a little farther from completion.
- Phase 2 will be starting with Building 'D' very soon. Robert to update the website.
- MH has approved a stair railing repair protocol.
- Additional rot was found, but is being repaired within the project scope.
- Fan-vent flapper issue has been fixed by SGC.
- All additional change orders have been signed by Brian.

Discussion, Decision, and Information Items

- Board approved sending the MH damage report from several years ago to the insurance company per their request.
- Mary brought up a problem with potted plants on the balcony railings. This is a serious safety hazard and causes moss to grow on the balconies. This also applies to hanging plants. Pots could damage a future protective coating applied to decks. Kurt mentions that decks/patios are limited common elements and that we cannot prohibit plants, but we could pass a resolution that owners will be financially liable for any damage from plants on the decks. For safety reasons we could prohibit

hanging baskets and plants on/attached to railings. Brian suggests we draft a resolution and post to the website for review prior to approval. Robert will draft a resolution.

Next Meeting

The next Regular Board Meeting will be held on September 20, 2012 at the Market of Choice Community Room (9th and Circle), but since this meeting will not be on the fourth Thursday the Timberhill Starbucks will be a back-up location.

Adjournment

Meeting was adjourned at 7:32 PM.