

**West Oaks Condos HOA Annual Meeting
December 6, 2012 (Re-convened from November 15, 2012)
Market of Choice (9th and Circle)**

Call to Order

Brian opened the Annual Meeting at 6:40 PM. A quorum of owners through in-person attendance and proxy was confirmed.

Attendance

Brian B. Egan, Mary Fells, Denise Wells, and Robert Stevens - Board Members; Kurt Powell of Willamette Community Management; Christopher Allen – Tenant/Owner's Representative

Approval of Minutes

Minutes of the 2011 Annual Meeting were approved as posted on the website.

State of the Community Report

Brian reported on the Construction Project and indicated that it is mostly on-schedule and within budget. He also reported that the 2013 budget was approved in November and dues will remain the same for now.

Election of Board Members

Brian and Denise hold the two positions with terms ending this year. Brian nominated himself to serve an additional three year term. Nomination was accepted and approved. Denise nominated herself to serve an additional three year term. Nomination was accepted and approved. No nominations were made to fill the vacant position with a term that expires December 31, 2013. This position will remain vacant and available.

Adjournment

Annual Meeting was adjourned at 6:47 PM.

**West Oaks Condos HOA Board Meeting
December 6, 2012
Market of Choice (9th and Circle)**

Call to Order

Meeting called to order at 6:48 PM.

Attendance

Brian B. Egan, Mary Fells, Denise Wells, and Robert Stevens - Board Members; Kurt Powell of Willamette Community Management; Christopher Allen – Tenant/Owner's Representative

Approval of Minutes

The minutes from the November regular board meeting were approved as posted on the website.

Treasurer's Report

Mary reported that the accounts were balanced and reconciled.

Construction Project Update (Window Seals/IGUs)

Brian gave a discussion about the issue with failed IGUs on windows. Brian said that the windows could be covered by a warranty from Alside, the manufacturer, but the general warranty on their website makes the coverage of the repairs appear doubtful. If the warranty does not cover the window repairs then it could be about \$200 per window to fix. When the seals/IGUs fail, it could lead to mold growth around the window. This will be an ongoing problem. The Board had extensive discussion on how to deal with this issue. The Board asked Kurt to confer with MH and/or SGC about who would be the right company to perform the work.

Community Manager's Report (Kurt)

Two owners are seriously delinquent. The property manager for the unit currently with Vial Fotheringham has contacted Kurt to request a bill so that payments can be made to resolve the account balance. The property manager has been put in contact with Vial Fotheringham to work out a payment plan. Board approved placing a lien on the other seriously delinquent unit. The Board approved sending a lien warning letter for a third unit in arrears.

Lighting Committee Report (Chris)

Chris gave a demonstration of LED bulbs that the Association could switch to using and the cost savings that might be realized. Board members brought up various issues with a potential switch. The Board decided that it is not ready to deal with anything except construction defects. Board members thanked Chris for all of his research and work.

Discussion, Decision, and Information Items

- Regarding the Limited Common Element Resolution, Mary, Denise, and Robert will confer by email about the wording of the draft resolution. Upon review of the draft resolution by Board Members, the draft resolution will be mailed to owners in a separate mailing in January. The Board will discuss the draft resolution, make any necessary revisions, and vote at the January meeting.
- The Board formally thanked Brian for his many years of service to the Association as Board Chair.

Next Meeting

The next Regular Board Meeting will be held on January 24, 2012 (6:30 PM) at the Market of Choice Community Room (9th and Circle).

Adjournment

Meeting was adjourned at 7:59 PM.