

**West Oaks Condos HOA Board Meeting
January 24, 2013
Market of Choice (9th and Circle)**

Call to Order

Meeting called to order at 6:40 PM.

Attendance

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

Election of Officers

Robert agreed to serve as Chair and Mary agreed to continue as Treasurer. There will be no Secretary (Kurt will take minutes during meetings).

Approval of Minutes

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

Treasurer's Report

Mary was absent, but the accounts were reported to be reconciled.

Owner's Forum

- A tenant on behalf of his parents (owners) asked what the cost of separate water meter installation would be. In addition, they want to see balcony soffits repaired on a regular basis. Further, they also want the hose bibs to be changed to a security bib and a rule passed to prevent washing of cars. Brian answered their questions and the hose bib will be discussed next meeting.
- An owner asked for clarifications about the excessive water usage in Building 'I'. Kurt provided clarifications that it was due to toilets constantly running due to flappers. The owner also asked about construction completion schedule.

Community Manager's Report (Kurt)

- Kurt had to tow a car recently for a repeat violator. The violator asked the Board to partially reimburse the towing charge. The Board denied the request.
- Kurt also reported that overall the parking enforcement is going well. B & R Towing is working out well.
- SGC told Kurt about Comcast damaging the new flashing that was installed.
- The unit that had a lien filed paid up their assessments.
- Kurt has received two gutter cleaning bids from Superior Cleaning (\$1225) and Northern Willamette Valley Gutter (\$3800). Northern Willamette Valley Gutter has done the work for us before, but they were slow to respond to our request for a bid. Superior Cleaning was easy to work with to get a bid. Board decided to wait for more gutter cleaning bids.
- TruGreen will provide a proposal for landscape repairs after the construction is done.
- Kurt called for bids from four companies for parking lot re-stripping. Two bids have been received so far from Greg's Strip A lot (\$1746) and A1 Striping (\$2150). The Board decided to wait to receive more bids and will vote next meeting.
- The owner of Unit D-101 interested in putting in a ARC request to put in paving stones from patio across common area grass to parking lot. The Board will not consider the request due to potential liability.

Discussion, Decision, and Information Items

- The Board approved a payment plan for a delinquent account.
- By email, the Board approved change orders for SGC to repair stairways.
- The Limited Common Element Resolution will be revised to address owner suggestions and will be voted on at a Special Meeting on February 4th at Imagine Coffee at 6:30 PM.
- The Board denied an owners request for the WOCO to repair hairline cracks above windows. The cracks are part of normal settling.
- Board approved SGC taking an abandoned bicycle that has been tagged to let the bike's owner know that it would be removed.
- Discussion on Failed Window IGUs occurred.

Next Meeting

The next Regular Board Meeting will be held on February 28, 2012 (6:30 PM) at the Market of Choice Community Room (9th and Circle).

Adjournment

Meeting was adjourned at 8:02 PM.