

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS - FEBRUARY 28TH 2013

The Board Meeting of the Association of Unit Owners of the West Oaks Condos was convened in at the Market of Choice meeting room at 6:41pm by President Robert Stevens. Directors Robert Stevens, Mary Fell, and Brian Egan were present. Kurt Powell, Willamette Community Management was also present. 1 visitor was also present.

Minutes: The Board **APPROVED** the minutes from January 24th and February 4th 2013 board meetings.

Financial Reports: The Board **ACCEPTED** the financial report from February.

Owners Forum: The outside light box above letter sign on building "I" is out and needs changing. The lights on some buildings seem to go on and off. [WCM will watch these lights.]. One owner is following up on the claim to Alside. One owner put in a request for the reconsideration on changing one parking space. The Board **APPROVED** a motion to swap one permit and reserved space on the parking map. One owner shared information on recycling in the community.

WCM Report: The Board **REJECTED** a request for towing reimbursement from an owner.

The Board **APPROVED** a motion to treat for carpenter ants in building F up to \$600 for an external foundation treatment, and to treat building G if necessary.

The Board **APPROVED** a motion to have Clearly Superior Gutter Cleaning perform gutter cleaning on the garages and carports.

The Board requested WCM do more research on the governing documents with regard to a possible crack in one foundation.

The Board **APPROVED** to update the parking resolution with the authorized towing company and re-send to all owners.

The Board **APPROVED** to re-send the contact information to and the license plate research information to all owners.

WCM updated an owner with information regarding high moisture content in the air found in the condo and gave the owner information on how to keep the content lower.

WCM notified the Board that the majority of the painting is done. Only touch ups are left at this time and a few repairs with gutters.

WCM received the paint information for the Rhodda paint being applied by the subcontractors to Sean Gores Construction.

WCM gave input to the Board on gutter noise from the downspout. The Board **APPROVED** a motion to install one leaf catcher for one downspout as a test.

The Board **APPROVED** a motion to repaint the parking lot from Gregg's stripe a lot.

The Board **APPROVED** a motion to accept the fee schedule for West Oaks Condos.

The Board **APPROVED** a motion to allow Vial Fotheringham to pursue garnishments to a company related to the construction defect lawsuit.

The Board **APPROVED** a motion to authorize Stover Neyhart to perform a financial review for the HOA.

The Board **APPROVED** a motion to accept the resignation for Brian Egan from the Board of Directors for West Oaks condos.

The meeting adjourned at 8:15pm.