

## **West Oaks Condos HOA March 2025 Meeting Minutes (3/26/25, 6:00 PM)**

### **Board**

Angelina Zuelow (AZ)  
Mitch Mannino (MM)  
Elizabeth Nielsen (EN)  
Andrea Cooke (AC)  
Melanie Rose (MR)

### **Community Management**

Daniel Hough, DLH Community Consulting LLC (DLH)

### **Members**

Holly Adams (HA)  
Renaë Rodgers (RR)  
Chris Allen (CA)

**Minutes recorded by AZ and revised by DLH. This meeting was virtual.**

#### **1. February Minutes Review**

MM motioned to approve meeting minutes, EN seconded. **Unanimous approval.**

#### **2. Owner Input & Agenda Additions**

RR: Suggested introducing Evergreen huckleberry into the forest.

DLH: Committees can be formed to head these types of projects. Interested owners and/or residents should submit proposals to the HOA board for review.

#### **3. Financial Report**

None

#### **4. Maintenance Updates**

DLH photolog review highlights: 12 abandoned bikes stored for one year post notification and removal from racks were donated to the Corvallis Bike Collective. DLH installed a Wi-Fi antenna on the roof of Bldg G to connect the main entrance and mailbox security cameras. New blue fire-hydrant-identifying reflectors installed throughout the parking lot. Breached garage door emergency release locks replaced. DLH contracted by new investment owner to manage abandoned property removal and minor repairs to F202 (recently purchased at foreclosure auction).

**5. Landscape & Forest Management Updates**

DLH photolog review highlights: Linden and other trees removed between Bldg F and G. Multiple Douglas fir trees crowding native White oak trees removed in forest as part of the treatment strategy to preserve native oak. Recently cut tree rounds have been removed and hauled offsite. Bldg G lawn reseeded in preparation for summer outdoor meetings. Four red cedars donated by a neighbor planted west of Bldg E to create a first-floor patio privacy hedge. Wildflower seed mix spread throughout many bare landscape areas. Four new native White oak trees were planted (two on Bldg I front lawn, one at south main entrance, one between Bldg F & G).

**6. West Garages Reroofing Schedule**

Garage reroofs (2 buildings) scheduled to be completed in April by Optimus Construction LLC.

**7. Building C Painting Schedule**

A temporary ladder platform will be built north of Bldg C during the last two weeks of August. The building will be washed on 8/29. Painting will occur the first two weeks of September. Door notices informing residents of scheduled activity will be placed multiple times beginning in July. Help will be made available to clear patios. Note that patio surfaces will also be painted and must be completely cleared. Front and back door painting will be scheduled individually with owners.

**8. Patio/balcony Use House Rule Revision Proposal**

Smoke nuisance and fire risk from a variety of types of outdoor grills and smokers was discussed. DLH will contact our insurance broker for more information on potential premium impacts in order to inform any future rule development. DLH will also contact the Corvallis Fire Department to obtain clarity on any code restrictions.

**9. EV Charging Infrastructure - Location Change Proposal**

Location change proposal to SW corner of parking lot. Pacific Power and electrical contractors are being consulted. We currently still only have about half of the estimated total project cost funded by State grants and rebates (ODOT and Pacific Power, respectively).

**10. Security Update**

Nothing of note.

**Next Meeting: May 7, 2025 at 6:00 p.m. (via Google Meet)**