West Oaks Condos HOA June 2025 Meeting Minutes (6/13/25, 6:00 PM)

Board
Angelina Zuelow (AZ)
Mitch Mannino (MM)
Elizabeth Nielsen (EN)

Community Management
Daniel Hough, DLH Community Consulting LLC (DLH)

Members
Joshua Soderlund (JS)
Anna Soderlund (AS)
Chris Allen (CA)
Alli Magee (AM)

Minutes recorded by AZ and revised by DLH. This meeting was in-person on the Bldg G East Lawn. Pizza provided by HOA, drinks provided by DLH.

1. **Financial Report**
   The balance sheet is as anticipated. The only current payable is the final payment for replacement of the west garage roofs (due by the end of this month).

2. **Architectural Reviews**
   a. New wiring for installation of induction range in E204 to replace original gas range. Electrical and plumbing work will be completed by RG Smith. **Approved**.
   b. Living room window replacement in G301 from horizontal slider to double-hung vertical slider so that a window AC unit can be installed over the balcony, in compliance with the AC Resolution. New window will not have a decorative grill. **Approved**.

3. **EV Level 2 Parking Lot Charger Installation Plan Update**
   DLH will be obtaining another electrical contractor estimate in July for the modified four-port project in the SW corner of the parking lot after meeting with Pacific Power and RG Smith together on site.

4. **Security Update**
   Please notify DLH if you see garage doors continually open - doors should be closed whenever not in use. DLH can assist with resolving door and lock

malfunctions. Keypad openers are recommended, but must be installed in accordance with architectural guidelines.

5. **Community Walkthrough and Social Time**
   Some attendees walked through the property with DLH for a tour of maintenance and improvement highlights.

Next Meeting: In-person on July 29, 2025 at 6:00 PM with food and drinks beginning at 5:30 (Building G East Lawn)