

**Minutes of the Monthly Meeting of the Board of Directors of
Westlake Homeowners Association**

November 13, 2017; 6:30 p.m., 15400 Boones Ferry Road, Lake Oswego

In attendance: Cynthia Gerwe, Fritz Gerwe, Chris Heuer, Rolland Royce, Lev Volod.

Fritz called the meeting to order at 6:30 p.m.

Minutes. The minutes of the October meeting were reviewed and approved.

Treasurer's report. Rolland reviewed the October 2017 financial information, including a revised presentation of 2017 expenditures made from reserves. The board approved the engagement of Schwindt & Co. for preparation of the Association's 2017 income tax returns.

Monument. Fritz reported that the existing lighting on the monument was able to be repaired and is now in operation.

ADRC matters. Cynthia reviewed the recent ADRC matters and noted that there were no pending applications needing approval.

Open space. The board reviewed the current contract with ProGrass for monthly maintenance of common areas. Since the contract has not been reviewed in several years, the board agreed to review and discuss in more detail the scope and costs under the ProGrass contract and to talk with other potential landscape maintenance companies. The board discussed implementation of the open space management plan recently obtained from Ash Creek Forest Management. The board will review the expected costs and develop a working plan to begin the rehabilitation at the December board meeting. As part of that process the board will determine whether and the extent to which the Association will approach the Westlake Neighborhood Association to seek funds from the City of Lake Oswego for portions of project.

Upcoming meetings. The board confirmed the date, time and place for monthly meetings as follows:

- December monthly board meeting: Monday, December 18, 2017; Hasson Company Realtors, 15400 Boones Ferry Road.

The meeting was adjourned at 7:34 p.m.