

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

December 18, 2017; 6:30 p.m., 15400 Boones Ferry Road, Lake Oswego

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

Also present: Gunnar Olson, State Farm insurance agent; Tom Berridge, Greenspace Coordinator

Fritz called the meeting to order at 6:35 p.m.

Insurance Matters. Gunnar Olson reviewed the terms of the Association's insurance policy with State Farm. He indicated that the coverage appeared to be adequate and that noted that some of the liability coverage amounts under the policy were "grandfathered" and no longer being offered to new policyholders. The board discussed the process for evaluating potentially dangerous trees in the Association's common areas, including the periodic engagement of a certified arborist to identify dangerous trees. After the presentation and discussion, Mr. Olson left the meeting.

Minutes. The minutes of the November meetings were approved.

Treasurer's report. Rolland reviewed the November 2017 financial information and presented the 2018 budget. After discussion, the 2018 budget was approved.

Open space. Tom Berridge led a discussion of the implementation of the open space management plan recently obtained from Ash Creek Forest Management. The board authorized Tom to solicit bids for plan actions with a view toward seeking support from the Westlake Neighborhood Association so as to allow the Association to apply for funds from the City of Lake Oswego for portions of the project.

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

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

- January monthly board meeting: Monday, January 22, 2018; Hasson Company Realtors, 15400 Boones Ferry Road.
- February monthly board meeting: Monday, February 26, 2018; Hasson Company Realtors, 15400 Boones Ferry Road.

The meeting was adjourned at 8:00 p.m.