

Stanford Townhouse Home Owner's Association
Annual Membership meeting
December 2nd 2009
1723SW Stanford St. (Bruce DeYoung's home)

Sign in call to order, welcome (7:02 pm)

Attendees: Nancy Butler-Neary (President), Robert Neary, (Owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary) and Carrie Ohren, Dave Stubbs and Kurt Powell (Willamette Community Management).

Call To Order

Nancy called the meeting to order and did all the introductions. Roll call was taken and there were adequate members to constitute a quorum for voting purposes, including proxies.

Information & Input Items

Nancy Butler-Neary explained the purpose of the board and a summary of the board's accomplishments over the past year which is as follows.

1. Four bollard lamps were installed in the courtyard area. Robert Neary spearheaded this project for us. Thank you Bob for all your work on this project, it turned out great!
2. During the last year a defect in construction of the units was brought to the attention of the board. The problem was the lack of Z-flashing above all windows and doors on the outward facing (not facing the courtyard area) walls of all the units. This defect has caused water damage in some units. Nancy and the board explored a basis for legal action against the builder to no avail. All owners were notified of the situation and most all of the units have been repaired by either Precision Improvement or Henderer Construction.
3. Thanks to Dave Stubbs for keeping us up to date on all official paperwork reports and such. We did have one unit go into foreclosure; Dave was in communication with the bank to make sure the H.O.A. received back dues on this property.

Secretary Report

1. Jeff Ohren read the minutes from December 11th 2008 annual meeting. Nancy noted there needed to be a correction concerning the two open positions on the board. This will also affect the minutes of the board meeting of December 2008. Jeff will make the needed correction.

Treasury Report

1. The budget for 2010 was approved by the board. There should be no need to increase H.O.A. dues for 2010.

Architectural Review Committee

1. The only ARC request was from Jeff and Carrie Ohren for installation of a satellite dish. That request was O.K. with the board.

Election of Directors

1. There is one board position open at this time for the next two year period. A candidate will be voted on and installed during the board meeting that follows this meeting.

Decision Item

1. Nancy made a motion that we are happy with Dave Stubbs and Willamette Community Management and will retain their services; the board is in agreement.

Annual membership meeting adjourned at 7:12pm.
Respectfully submitted, Jeff Ohren, Secretary.