

**Stanford Townhouse Home Owner's Association
Board of Directors Meeting
December 7th, 2010
5546 S.W. Redtop place, Corvallis (Nancy & Bob's home)**

Sign-in, call to order, welcome (7:45 PM)

Attendees: Nancy Butler-Neary (President), Robert Neary (Owner), Jeff Ohren (Secretary), Carrie Ohren (Owner), Susan McCracken (Owner) and Kurt Powell (Willamette Community Management).

Open Forum

1. The group talked in depth about parking issues around the townhouses. Many occupants are still not using their garages as directed in the C.C&R's. Nancy said all owners need to make all rules available to their tenants. Nancy and Robert do a very good job with their renters, they give them all the rules of living in the Stanford Town-homes; since they do a good job with their renters, the garage is used for car parking and not a storage area or a game room.

Jeff Ohren added that there are two main violators in unit #17 and unit #18. The occupants of these two units have six cars and never use their garages. The occupants in #17 use both of the garages for storage so both of their cars are parked in the courtyard area. There are four occupants in unit #18 each of which each has a car that is never parked in the garage. The main problem with these parking violations is there are no parking spots for visitors on many occasions. These violating units regularly take up 5 to 6 parking spaces inside the courtyard area; there are only 11 spaces available. Jeff noted on many occasions his visitors had no place to park. Jeff volunteered to take pictures of the violations and report to Kurt Powell his findings.

ARC Requests

1. None.

Minutes Report

1. The minutes have been approved by Nancy for the board meeting of October 5th, 2010 and the budget meeting of November 16th, 2010.

Treasury Report

1. Bruce is no longer on the board since the sale of his property. Nancy reported that we have an ending balance of \$34,330. Nancy also added that we need to remove Bruce's name from the banking account and the new treasurer's name will be added to the account when that person is elected.

Information and Input Items

1. The issue of deck maintenance was brought up. It was decided that it is the responsibility of the H.O.A. to do needed sealing of the decks to prolong their life. The board will look into a budget allowance for cleaning and sealing of the decks.

Decision Items

1. At this time we can not make any elections to any positions since we don't have a 50% quorum for official voting purposes. As noted on the annual meeting, we will have a continuance of this meeting on January 7th, 2011. At that time Kurt will have the needed proxy signatures so we will have enough votes to continue the election of officers and finalize this meeting.

The board adjourned at 8:30 pm. The next meeting will be on January 7th, 2011; probably at Starbucks coffee shop at the Safeway location.

Respectfully submitted, Jeff Ohren, Secretary

**Re-Assembly Of The 2010 Board Meeting
January 7th 2011
Starbucks coffee shop**

Call to order: 6:10 pm

Attendees: Same as original meeting on December 7th.

Election of directors (continued):

1. Nancy Butler-Neary will continue as our president, Susan McCracken will be our new secretary and Jeff Ohren will move to the position of treasurer. All in attendance of this meeting were in agreement of these elections.

Re-assembly of the board meeting adjourned at 6:15 pm. The next meeting T.B.A. probably in March.

Respectfully submitted, Jeff Ohren, Secretary