

Stanford Townhouse Home Owner's Association
Annual Membership meeting
December 7th 2010
5546 S.W. Redtop place, Corvallis (Nancy & Robert's home)

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

Attendees: Nancy Butler-Neary (President), Robert Neary, (Owner), Jeff Ohren (Secretary) Carrie Ohren (Owner) Susan McCracken (Owner) 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 not adequate members to constitute a quorum for voting purposes, including proxies.**

Information & Input Items

Nancy Butler-Neary explained the purpose of the board and proof of notice of the meeting. A summary of the board's accomplishments over the past year is as follows.

1. We completed a large bark-dust project on the property in all the plant-bed areas. The job turned out well and makes the grounds look much better.
2. Irrigation improvements were done during the last year. Over time all of our sprinkler controllers will be replaced with higher quality units that work much better than the cheap original ones. The courtyard area has been upgraded during the last year.
3. A driveway striping job was completed during 2010, as well as an alteration to the parking area at the N.W. corner of the property. The striping job turned out well and seems to be holding up better than the original paint. The altered parking area was turned into motorcycle parking only area, because the occupants of unit #6 couldn't get in and out of their garage when two cars were parked in this space before.

Minutes Report

1. Nancy approved the minutes from the 2009 annual membership meeting.

Treasury Report

1. The budget for 2011 was approved by the board. There should be no need to increase the H.O.A dues (**assessments**) for 2011.

Architectural Review Committee

1. One television dish was approved by the board for the 2010 year.

Election of Directors

1. There is (**are**) two board positions open at this time for the next two year period. Candidates will be voted on (**by the members/owners**) and (**then**) installed during the board meeting that follows this (**the annual**) meeting. At this time we do not have a quorum of at least 50% (**of members**) so we will continue the ending of this meeting on January 7th when we have a quorum to satisfy the bylaws.

Decision Item

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

Annual membership meeting adjourned at 7:42 PM

Respectfully submitted, Jeff Ohren, Secretary

Re-Assembly of the 2010 Annual Meeting **January 7th 2011** **Starbucks coffee shop**

Call to order: 6:00 pm

Attendees: Same as original meeting on December 7th.

Election of directors (continued):

1. Nancy reports that we do have a quorum at this time with Kurt Powell's newly acquired proxy votes. (**Get Kurt's list to document who sent in proxy's**) At this time there are two open positions on the board. Nancy Butler-Neary and Susan McCracken have been voted into the two vacant positions on the board.

Re-assembly of annual membership meeting adjourned at 6:10 pm

Respectfully submitted, Jeff Ohren, Secretary