

MINUTES

Stanford Townhomes HOA 2013 Annual Meeting–January 17th 2014

The Annual Meeting of the Stanford Townhomes HOA was originally called to order by President Nancy Butler-Neary at 2pm on December 10th, 2013. Due to inclement weather, not enough owners were able to attend the meeting. The meeting was adjourned to 4 PM in the home of Nancy Neary at 5546 NW Redtop Place in Corvallis OR 97333 on January 17th, 2014. Board members Nancy Butler-Neary and Mary Mirpourian were present. According to ORS 94.655, adjourned meetings have a quorum requirement of 1/2 of the original quorum required by the Stanford Bylaws, or 25%. There were 8 owners present in person or by proxy at this meeting, so a quorum was held.

Roll Call: Roll Call is finished. The proof of notice of meeting was performed by WCM.

The Membership **APPROVED** the minutes from the Annual Meeting held January 10th, 2013.

2013 HOA Board Accomplishments:

- 1) Railing project completed to replace 5 defective wooden rails with metal railing (3 completed in 2012, 2 completed in 2013).
- 2) Repainting of the parking stripes & fire lanes; parking space designation- one space was designated "Compact only" to enable access to garage at 5410 SW Windflower Dr.
- 3) Caulking around 12 of 18 inspected roof vents as needed to prevent moisture intrusion.
- 4) Irrigation repairs due to leak; routine irrigation repairs or upgrades as needed.
- 5) Repair/replacement of defective trim installation around windows as needed to prevent further dry rot damage.
- 6) On-going monitoring of owner/tenant keeping of the CC&R's.
- 7) On-going contracts for landscaping maintenance.
- 8) On-going monitoring of the banking financial statements to provide proper checks and balances.

Reports: The Treasurer gave a report from 2013 on the different financial transactions from the year.

Architectural Review Committee: There were no architectural requests during 2013.

Election of Inspectors of Election: The Membership appointed WCM to be the inspector of elections.

The Membership **NOMINATED** Mary Mirpourian to the Board of Directors 2-year position. The Membership **APPOINTED** Mary Mirpourian to the Board of Directors by unanimous consent.

The membership discussed reserve studies and projects for 2014.

The Membership **APPROVED** a motion to move forward with WCM as the community manager for 2014.

The annual meeting adjourned at 4:46 PM.