

MINUTES
Stanford Townhomes HOA Annual Meeting Annual Meeting for 2014
held December 16th 2014
at 5546 SW Redtop Place, Corvallis, OR 97333

The Annual Meeting of the Stanford Townhomes HOA was called to order by President Nancy Butler-Neary at 3:06pm. Board members Susie McCracken, Nancy Butler-Neary were present. Board member Mary Mirpourian was present via conference call. 8 owners were present in person or by proxy. Kurt Powell of Willamette Community Management was also present.

Quorum: a Quorum of 50% (10 owners) is required in the bylaws to conduct business at the annual meeting. 8 owners were present by person or by proxy, so a quorum was not met. According to Oregon Revised Statutes 94.655(3), the quorum for the continuation of the annual meeting due to a lack of quorum will be one half of the requirements of the Bylaws, or 25% and 6 owners.

The meeting was adjourned at 3:14pm to January 6, 2015 to achieve quorum.

MINUTES
Stanford Townhomes HOA Board Meeting–December 16th 2014

The Board Meeting of the Stanford Townhomes HOA was called to order by President Nancy Butler-Neary at 3:16pm on December 16th 2014 at 5546 SW Redtop Pl, Corvallis OR. Director Nancy Butler-Neary was present. Director Mary Mirpourian was present via conference call. Kurt Powell, Willamette Community Management was present. There were 2 owners present in person at this meeting.

Minutes: The Board **APPROVED** the minutes from October 20th 2014 as amended.

The Board **ACCEPTED** the treasurer's report for October and November.

Old Business: The Board **APPROVED** a motion to hire Terra Firma to fill the gap underneath one porch at an estimate of \$2500 for the purpose of estimating the cost for filling the remaining gaps under the remaining porches at Stanford Townhomes. WCM will contact the owner of 1650 SW 53rd to schedule the work.

New Business: One owner suggested switching out the bollard lights in the courtyard with LED lights. WCM will look into this possibility and get details to the Board regarding the cost.

The Board requested WCM ask TruGreen to look into landscape changes which would include planting seasonal color and rock type designs.

The next Board meeting is TBA and will likely be in January.

The meeting adjourned at 3:48pm.