

## **AGENDA**

Annual Meeting of the New Columbia Owners Association

Location – New Columbia CEC

Date and Time – April 24, 2012 at 6:30 PM PDT

Purpose:

- To elect one Owners Association member as a Representative to the Board
- To bring forth a resolution updating the Owner Association dues collection process and Bylaws
- To conduct such other business as may properly come before the meeting

## **BALLOT INSTRUCTIONS**

**PLEASE PLACE THE BALLOT IN AN ENCLOSED ENVELOPE AND RETURN VIA MAIL OR PHYSICALLY DELIVER TO THE ADDRESS SHOWN. Ballot must be received no later than 5:00 PM PDT on April 23, 2012 at the New Columbia management office located at 4605 N. Trenton, Portland, Oregon 97203. Ballots not received by the time, date and location stated above will not be counted.**

**PLEASE DO NOT SIGN OR NUMBER THE BALLOT**

**PLEASE SIGN THE ENVELOPE SO WE MAY VERIFY THAT ONLY ONE BALLOT WAS RECEIVED PER MEMBER**

## **PROXY INSTRUCTIONS**

**WHETHER OR NOT YOU ATTEND THE MEETING YOU MAY ASSIGN A PROXY USING THE FORM ON THE REVERSE SIDE OF THIS NOTICE**

Thank you for your participation in the New Columbia Owners Association

**New Columbia Homeowner's Association**

**PROXY**

**I acknowledge** that the undersigned hereby appoints \_\_\_\_\_, to vote through secret ballot, as proxy in support of electing a new Owner's Representative to the New Columbia Homeowner's Association Board, according to the number of votes that the undersigned would be entitled to vote through secret ballot in accordance with the specifications hereinafter made, as follows;

GENERAL POWERS

[ \_\_\_\_\_ ] I hereby authorize and instruct my proxy to use his best judgment on all matters which properly come before the meeting.

LIMITED POWERS

[ \_\_\_\_\_ ] I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

The undersigned owner(s) ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior proxies previously executed.

Lot Owner(s)

\_\_\_\_\_  
Signature

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

**THE PORTION BELOW IS NOT TO BE COMPLETED BY THE HOMEOWNER**

In no event shall this proxy be valid for a period of (a) 11 months or (b) the date of the sale of the Owner's lot by its Owner (whichever is earlier) after the date of the first meeting for which it was given.

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Date: \_\_\_\_\_ Proxy: \_\_\_\_\_

**BALLOT**

**New Columbia Owners Association**

**Election of Homeowners Representative to the Board**

**April 24, 2012**

The New Columbia Owners Association has received nomination requests from the following individuals to be considered for the position of Homeowner's Representative Board Member for the term beginning April 24, 2012, and ending no earlier than two years from beginning of term (unless removed by vote pursuant to Section 4.2 of NCOA Bylaws).

Each Single Family Unit owner, as defined by Section 2.8 and Section 4.2 of the NCOA Bylaws, is entitled to vote and, if so desiring, to enter any qualified write-in candidate. Ballots **must be received no later than 5:00 PM PDT on April 23, 2012, at the New Columbia management office located at 4605 N. Trenton, Portland, Oregon 97203.** Ballots will be tallied at the Annual Meeting of the Owners Association meeting and the results announced at that meeting.

Please Vote for not more than one:

\_\_\_\_\_ **Chad O' Lynn (OA Member)**

\_\_\_\_\_ Name \_\_\_\_\_

Nominee Chad O' Lynn's statement:

Position Sought: Homeowner's Representative on New Columbia Owner's Association Board

Although I have lived in New Columbia only since July 2011, I have lived in the St. Johns and Portsmouth neighborhoods since 2005. In that time, I have grown to love North Portland and the positive directions I have seen in the community. I currently live in a home on N. Haven St. with my partner Doug and our crazy black cat.

I have lived in Portland most of my life, growing up and going to school in southeast Portland. I attended Portland State University and Oregon Health & Science University. Currently, I am a professor in the School of Nursing at the University of Portland. I have been active with nursing students here in North Portland and throughout the greater Portland area. I have served a number of regional and national boards. I consider myself a hard worker as a board member, who has an eye for detail and an ability to negotiate well with those with conflicting viewpoints.

As a member of the New Columbia board, I hope to better understand and articulate the concerns and desires of the homeowners. I hope to increase the sense of community in New Columbia, and work to strengthen relationships among homeowners, Guardian Management, renters, and the surrounding North Portland neighborhoods. I would greatly appreciate your support.

Ballots may be returned to Guardian Management, agent for the HOA, by mail or in person to 4605 N. Trenton, Portland, Oregon 97203 or may be presented at the meeting prior to the election closing. Balloting is by secret ballot and the number shown on the bottom of this ballot has no relationship to a given residence or lot. It is only for purposes of assuring that no ballots are counted more than once.

Please **DO NOT SIGN** THIS BALLOT.

Ballot # \_\_\_\_\_

SAMPLE