

NCOA Meeting Minutes
May 25, 2010

Attendees:

Board

Ben Wickham
Caren Cox
Tom Brenneke

Guests

Darcy Vincent, GRES
Pernell Brown, CREW

Membership

Coley Lehman
Seth Engelhard
Cory Hudson
Kidas Yared
Julie Newhouse
Sonja Andreas
Janis Khorsi
Erin Makus
Misha Becker
Marcia Knutson
Chris Lewis
Meike Niederhausen
Yasmin Nanacy Hague
Stacey Noem

Meeting was called to order at 6:15P by Dianne Q.

Dianne Q. advised the member ship and Board that this was the Annual Meeting of the Board of Directors. The sole purpose of this meeting is to assign the Board representatives for the 2010/2011 year and no other business would be entertained from the floor. Proxies had been mailed earlier in the month for membership to assign their ability to cast a vote for the Owner's representative to the Board of Directors to the Board Chair. The proxies were counted by Lindsay S. The following owners voted by proxy to elect Caren Cox to the Board of Directors for another term of two years:

Doug Schow	Sofia May-Cuxim
Adith Busetto	Michelle Riorday
Daniel Harro	Marjorie Bennett
Jan Hemelstrand	David Johnson
Julie Newhouse	Janyth Reid
Kelsey Miles	Tania Bryan
Jane Lancaster	Pamela Granger
Jeff Philabaum	Keith Johnson

The owners that attended the meeting including the HAP representatives for the Haven Limited Partnership, Woolsey Limited Partnership, Trouton Limited Partnership and Haven Limited Partnership all unanimously voted for Caren Cox to remain the owner's representative to serve on the Board of

Directors for the 2010/2012 election period. There were no additional nominations from the floor. Diane Q. moved that Caren's election to the Board be affirmed, Ben W. seconded.

Action: Unanimously approved.

Dianne Q. announced the HAP appointed representatives to the Board of Directors for the 2010-2011 year would be Ben Wickham and Tom Brenneke.

Dianne Q. informed the Board that the owner monthly assessments would be going up by 10% effective June 1, 2010. Homeowner questioned whether or not this action required a vote of the membership, as had been discussed at earlier OA quarterly meetings. Ben explained when this was originally discussed at the February meeting, the Board thought the increase in assessment would require a vote by the membership, however, association's attorney subsequently advised that the Board had the power to increase dues to cover operating expenses, with a notice to the membership which was done with the Board adopted the 2010 operating budget.

Cory H. asked if there was a process by which the membership could oppose the increased assessment. Ben advised the process was provided for in the by-laws. Cory H. also wanted to let the membership know that his car had been towed and warn other owners of the dangers and expense of parking in a "no parking" zone in alleyway behind their homes.

Caren C. confirmed there was towing risk involved with parking across some driveways and to be very cautious of the fire lanes. She reminded the group that #22 of the Rules and Regulations states that "vehicles that are improperly parked or parked in fire lanes maybe towed without further notice at the owner's expense".

The membership honored Dianne Q. with a gift honoring her three years of service to the Board of Directors.

Ben W. presented to the Board an authorization for Vial Fotheringham to act on behalf of the Owner's Association to enter a stipulated judgment of foreclosure, releasing the association from any interest related to the parcel of land (lots 333-348 on Block 20) owned by HOST Development, Inc. This will release us from any damages under the suit filed by Pacific Continental Bank against HOST Development, Inc.

Dianne Q. made a motion to accept the above action. Caren C. seconded.

Action: Unanimously approved.

Meeting was adjourned at 6:48P