BOARD MEETING

HELD ON AUGUST 25, 2026

MEETING WAS RECORDED.

President Leo opened the meeting. Board members present were Secretary-Treasurer Linda Howe, Troy Bagnall, Connie Erickson, Carolyn McLeod and Sum Yee Lai.

President Leo confirmed a quorum of Board members were present.

President Leo confirmed the notice of the meeting was posted on the Website and Facebook. The sign was not hung.

There was one visitor – Curtis Peterson, 4667 Chinook Dr.

The minutes of the meeting held on June 23rd were accepted as written, seconded and passed unanimously.

TREASURERS REPORT: Savings account earned interest of $130.12 for a balance of $48,767.75. Reserve account earned interest of $ 436.31 for a balance of $160,762.76.

OLD BUSINESS: EXTERIOR MAINTENANCE DRAFT. There have been no responses on Facebook. It was decided to designate the next meeting (September 22nd) for input from homeowners who want to give their feedback and, if they cannot attend the meeting, they could use the contact form to respond to the draft.

INDEPENDENT AUDIT: The HOA is seeking an independent auditor to conduct a study of the financial records. Three companies have been contacted searching for bids. One company felt they would charge between $10,000 to $12,000. They also felt they were not a good fit for our HOA. The second one I contacted said the gentleman, who would handle the audit, wouldn't be available until Friday (August 26). No contact has been made yet. Schwindt and Company were also contacted as they did the audit in 2015 based on

2014 records. The cost in 2015 was $3,000 and they guessed it would be around $4,000. They were told the HOA Secretary-Treasurer wanted to receive authorization from the Board before releasing the documents they were requesting. There was a motion to give the authority to release financial information requested by companies interested in conducting an independent audit. Motion was seconded and passed unanimously. An effort will be made to secure at least one more bid and, hopefully, 2 more bids.

NEW BUSINESS: Election of officers was tabled.

Drill to evacuate residents. Chris stated he had an update from the City Manager stating he is looking for a contact name to work together to set up an evacuation drill using the 2 lanes on 53rd as 4 lanes traveling east. Troy, who used to be the deputy drones (Deputy Director of Emergency Management for the State of Oregon for the National Guard) volunteered to assist Connie in that endeavor.

If enough proxies have been received (92), the Board can elect directors. Members of the board elect officers. The board has members who have let their terms as Board members lapse so there are open positions.

Again, more proxies need to be submitted. Please help.

Meeting was adjourned.