

**APPROVED**

**AO/27/MRHAO #205  
MILLRIDGE TOWNHOME OWNERS ASSOCIATION  
SPECIAL MEETING  
August 12, 2009  
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**MINUTES OF THE SPECIAL HOMEOWNERS MEETING OF MILLRIDGE  
TOWNHOME OWNERS ASSOCIATION HELD AUGUST 12, 2009 AT 6:30  
P.M. AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610  
½ NW 143<sup>rd</sup> PORTLAND OR 97229.**

**PRESENT:**

Rich Leflar, President  
Kathy Shaffer, Secretary  
Roger Williams, Treasurer  
Isaac McGuire, Vice President

**ABSENT:**

Marcia Policar, Member At Large

**BY INVITATION:**

Steve Meyer, Community Manager  
Dannielle Dahlman, Community Administrator  
COMMUNITY MANAGEMENT INC., AAMC

**OWNERS AS INDICATED ON THE SIGN IN SHEET KEPT AT THE CMI OFFICE.**

**I. Call To Order**

The meeting was called to order at 6:30 p.m. by President Rich Leflar.

**II. Calling Of The Roll And Certifying Of The Proxies**

Steve Meyer certified that a quorum of owners was present. A 20% quorum requirement was needed or 20 owners present by person/proxy.

43 – owners in person

18 – owners by proxy

**61 – Owners Total**

**III. Proof Of Notice Of Meeting Or Waiver Of Notice**

**IV. Assessment Questions & Answers**

Rich Leflar opened the floor for questions about the assessment. Owners participated in the question / answer session.

## **V. Commencement Of Assessment Vote**

Steve Meyer explained the proxy and ballot procedures that were used. Steve also explained the voting and vote tallying procedures that would be used. Rich Leflar initiated the voting session. Owners placed their ballots in the ballot box. Steve Meyer, Dannielle Dahlman and Kathy Shaffer counted the ballots and proxies and checked the sign in sheet for accuracy. The ballot tally sheet was certified by CMI and the Kathy Shaffer, board secretary.

## **VI. Announcement Of Voting Results**

The voting results were as follows:

### ***BALLOT / PROXY TALLY***

- 31 Owners in person voted **IN FAVOR** of the above *Proposal to Authorize Increase in Annual Assessments*.
- 13 Owners by proxy voted **IN FAVOR** of the above *Proposal to Authorize Increase in Annual Assessments*.
- 44 Total votes IN FAVOR of the above *Proposal to Authorize Increase in Annual Assessments*.**
- 12 Owners in person voted **AGAINST** of the above *Proposal to Authorize Increase in Annual Assessments*.
- 5 Owners by proxy voted **AGAINST** of the above *Proposal to Authorize Increase in Annual Assessments*.
- 17 Total votes AGAINST of the above *Proposal to Authorize Increase in Annual Assessments*.**

**The proposal to authorize an increase in annual assessments has**  
**X   (passed)          (failed)**

All ballots / proxies / sign in sheets are kept at the offices of CMI.

## **VII. Adjournment**

Rich Leflar adjourned the meeting at 7:30 p.m.