

MINUTES OF THE SPECIAL HOMEOWNERS MEETING OF MILLRIDGE TOWNHOME OWNERS ASSOCIATION HELD OCTOBER 3, 2013 AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 1/2 NW 143rd PORTLAND OR 97229.

PRESENT: Tim Jackson, President
Sue Seaver, Vice President
Chris Scheiff, Director
Charlene Bray, Treasurer
Rich Leflar, Member At Large

BY INVITATION: Lisa Campbell, CAMP, CMCA, AMS, PCAM
Community Manager
Elizabeth Hastings, Community Administrator
COMMUNITY MANAGEMENT INC., AAMC

Jason L. Grosz, Attorney
Vial Fotheringham LLP

OWNERS PRESENT: As indicated on sign in sheet

I. Call To Order

Tim Jackson called the meeting to order at 6:40 P.M.

II. Calling Of The Roll And Certifying Of The Proxies

Lisa Campbell certified that a quorum of unit owners were present in person. 20 owners present were required to meet the quorum requirement.

54 - owners present
26 - owners by proxy
80 - TOTAL OWNERS PRESENT

A quorum was met.

III. Proof Of Notice Of Meeting Or Waiver Of Notice

Lisa Campbell presented the proof of notice of meeting.

IV. New Business

Overview of Meeting

Jason Grosz explained the process of noticing the meeting, how the meeting will run, and if a board member is voted to be removed there will be a separate meeting of the owners to elect a new director. Both Tim Jackson and Rich Leflar would be given 10 minutes to address the owners in their respective recall meetings. Each petition organizer would be allowed to speak for up to 3 minutes regarding their reasons for seeking recall. Then Mr. Jackson and Mr. Leflar would be allowed a 3 minute rebuttal to the extend they requested one. After that, any owner that had not yet spoken would be recognized for 90 seconds before Jason Grosz called for a vote.

Ms. Robyn Dunbar was appointed to be inspector of elections. Director Rich Leflar made a brief statement (as an owner) and in the course of doing so announced his resignation from the Board, effective immediately.

V. Vote for Tim Jackson

Ballots were collected from all owners and tallied by Lisa Campbell and Elizabeth Hastings, CMI. Robyn Dunbar certified that all votes were counted properly.

Yes Votes: 34

No Votes: 42

AGREED: Tim Jackson was voted to remain on the Board.

VI. Adjournment

AGREED: Upon motion made by Bob Hetzer, seconded by Linda Eggers, and unanimously approved, the meeting was adjourned at 7:26 P.M.