



## NOTICE

To: Homeowners of  
Hayden Bay Condominiums

From: Kate Dormer, CMCA  
Community Manager  
Noah & Associates Community Management

Re: **Hayden Bay Condo Annual Meeting Information – Thurs, Feb 28, 2013, 6:30 PM, Rec Rm**

Date: February 8, 2013

Enclosed for your review is the information about the upcoming Annual Meeting. Please take a moment to complete and return the Official Directed Proxy and Homeowners Information Sheet in the self-addressed, stamped envelope.

The following information is enclosed:

1. Annual Meeting Notice
2. Directed Proxy\*
3. Information Regarding CPA Review Legislation
4. Homeowner Information Sheet
5. Hayden Bay Condominium Association Directory
6. Self-Addressed Stamped Envelope

\*To help with obtaining a quorum prior to the Annual Meeting date, we ask that even if you plan to attend, please complete and return the enclosed proxy.

Should you have any questions about the information enclosed please do not hesitate to contact me at 503 654 0118. Thank you.



# Hayden Bay Condominiums

Noah & Associates, Community Managers  
12550 SE 93<sup>rd</sup> Avenue  
Clackamas, OR 97015

[www.hbcondos.org](http://www.hbcondos.org)

Kate Dormer, account manager  
[kate.dormer@noahandassociates.net](mailto:kate.dormer@noahandassociates.net)  
503 654 0118

## ANNUAL MEETING

Thurs., Feb 28, 2013 6:00 PM Recreation Room

- 
- |  |                     |
|--|---------------------|
| <b>I. Roll Call and Certifying of Proxies</b>  | <b>Kate Dormer</b>  |
| <b>II. Proof of Notice of Meeting</b>  | <b>Kate Dormer</b>  |
| a. electronic and  |                     |
| b. US Mail   |                     |
| <b>III. Approval of Minutes of February 28, 2012 meeting</b>   | <b>Amy Welch</b>    |
| <b>IV. Reports of Officers and their Committees</b>  |                     |
| a. President – Don Maltase   |                     |
| b. Treasurer – Victor Viets  |                     |
| c. Insurance & Maintenance – Dan Redmond   |                     |
| d. Landscape – Sally Anderson  |                     |
| e. Secretary & Website & HINooN – Amy Welch  |                     |
| f. HB Marina Homes – Karen Brumbaugh   |                     |
| <b>V. Election of Officers</b>   |                     |
| a. Three 2-year positions to be filled<br>(currently held by Sally Anderson, Dan Redmond, Amy Welch)<br>Nominations from Floor |                     |
| <b>VI. Old Business</b>  |                     |
| a. Siding Status Report  | <b>Victor Viets</b> |
| <b>VII. New Business</b>   | <b>Victor Viets</b> |
| a. 2013 Budget   |                     |
| b. Reserve Status Report   |                     |
| c. Annual Audit, vote as required by state law   |                     |
| <b>VIII. Adjournment</b>   | <b>Don Maltase</b>  |
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**Hayden Bay Condominiums**  
**2013 Annual Meeting**  
**Thursday, February 28, 2013**  
**Official Directed Proxy**

Even if you are planning to attend, please send in your proxy so that we can be sure to reach a quorum. Proxies must be completed with your name, address, and signature. Incomplete proxies will be void.

I, \_\_\_\_\_, being a member in good standing of Hayden Bay Condominiums, Inc. under the duly recorded bylaws of the Association do hereby grant my proxy to (in the event that my proxy does not attend the meeting, I hereby authorize the presiding Board Member to cast my vote):

Proxy's Full Name \_\_\_\_\_

Select someone other than yourself

Proxy's Address \_\_\_\_\_

Express Instructions: I/We expressly direct and instruct my/our proxy to vote as indicated.

I/We Vote:           \_\_\_ In Favor of the 2012 CPA Review

                          \_\_\_ Against the 2012 CPA Review

Per ORS 100.480, a review of the Association financial accounts from a Certified Public Accountant (See attached documentation for specific information regarding this new requirement, exhibit 1).

Said person being a member in good standing of the community, this proxy carries with it full right to the proxy holder to cast their vote as they see fit for any and all issues presented at the above referenced meeting and any adjourned session of the Annual Meeting. This proxy is cancelable by my notice in writing or by my attendance at the Annual Meeting.

Signature: \_\_\_\_\_

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

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

**This proxy may be returned in the enclosed envelope or transmitted by FAX to 503 659 0394 to arrive on or before 3 PM on Thursday, February 28, 2013.**

Please note that three director's positions expire as of this meeting. If you are interested in having your name placed in nomination for a position, please indicate below.

YES\_\_\_ NO\_\_\_

To: Hayden Bay Condominiums Homeowners  
From: Kate Dormer, CMCA  
Community Manager  
Noah & Associates Community Management  
Re: **Important Legislation, Please Read!**

Date: February 8, 2013

The Oregon Condominium Statute 100.480 states in section 26, subsection 4, **"the Association of unit owners of a condominium that has annual assessments exceeding \$75,000.00 shall cause the financial statement required under subsection (3) of this section to be reviewed within 180 days after the end of the fiscal year by an independent certified public accountant licensed in the State of Oregon in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants."**

Subsequently, the statute goes on to state that, "An Association of unit owners subject to the requirements of subsection (4) of this section may elect, on an annual basis, not to comply with the requirements of subsection (4) of this selection by an affirmative vote of at least 60 percent of the owners, not including the votes of the declarant with respect to units owned by the declarant."

The cost to have a review for your Association is approximately \$2,500.00.

If the owners feel they do not want to have a review, a vote of at least 60% of the owners against the review will need to be sought.

In your Annual meeting proxy you will see that there is a place to vote. Even if you are planning on attending, please fill out your proxy and return in the envelope provided.

Thank you for your attention to this matter. Please contact me at 503 654 0118 if you have any questions. Thank you!

# HAYDEN BAY CONDOMINIUMS

**PLEASE COMPLETE AND RETURN THIS FORM**  
**THANK YOU!**

**Please fill in the information in this box completely**

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

## **OWNER INFORMATION**

Name: \_\_\_\_\_

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

I give permission for my phone number and e-mail to be listed in a homeowner directory:

Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address (if different than unit): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Insurance Company: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Insurance Agent: \_\_\_\_\_ Policy Number: \_\_\_\_\_

## **EMERGENCY CONTACT INFORMATION**

Please provide below a person(s) who may be contacted in the event of an emergency (preferably this individual should have access to your home). Thank you.

Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

## **RENTER INFORMATION**

Name: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

## **VEHICLE REGISTRATION**

Make \_\_\_\_\_ Model \_\_\_\_\_

Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate Number \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_

Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate Number \_\_\_\_\_

## Hayden Bay Condominium Association Directory - Feb 2013

### Owners and Tenants

**Sally Anderson**

439 N. Tomahawk Island Drive  
Portland, OR 97217  
sallyyea@comcast.net  
503 246 0165  
Brenda Nelson 503 307 3265

**Fred & Philomena Bender**

513 N Tomahawk Is Dr  
20285 NW Amberwood Dr - Hillsboro, OR 97124  
Portland, OR 97217  
fred@whcentral.com  
503 645 5544  
Fred 503 645 8156  
Nancy Olssen 503 502 0225

**Karen & Brock Brumbaugh**

543 N Tomahawk Is Dr  
285 N Lotus Beach Dr  
Portland, OR 97217  
haydenbaypaws@comcast.net  
503 286 3862  
10 Puapake Pl #4 Lahaina, Maui 96761

**Jan Dimick**

419 N Tomahawk Is Dr  
Portland, OR 97217  
jan@jrippey.com  
503 407 4527

**James Folkerts**

401 N Tomahawk Is Dr  
Portland, OR 97217  
jgf@q.com  
503 286 6387  
Emergency, son, 503 752 4175

**Jim & Monica Gale**

543 N Tomahawk Is Dr  
Portland, OR 97217  
jimgale@pdxftl.com  
Karen Brumbaugh, owner  
Gale Home 503 954 2837  
Jim Cell 503 505 3944  
Monica Cell 503 575 8886  
monica.gale@comcast.net

**Rae Goldenberg**

407 N Tomahawk Is Dr  
Portland, OR 97217  
casaraeal@aol.com  
503 289 8749  
Cell 503 913 4153  
Randy Goldenberg 503 240 8281  
760 323 8954 Palm Springs

**Bob Palmer**

403 N Tomahawk Is Dr  
Portland, OR 97217  
ra11palmer@comcast.net  
503 289 0939

**Sean & Meredith Penrith**

507 N Tomahawk Is Dr  
Portland, OR 97217  
seanpenrith@gmail.com  
503 535 9668  
503 724 0967  
emergency: Karen Hutchinson  
503 724 0587 khutch919@comcast.net  
Meredith: meredithpenrith@gmail.com

**Dan Redmond & Denise Lockhart**

437 N Tomahawk Is Dr  
Portland, OR 97217  
canace326@aol.com  
503 283 7659  
Cell 503 545 9055  
Dan rgsdan@aol.com

**Tom Repp**

549 N Tomahawk Is Dr  
PO Box 599 Neotsu, OR 97364-0599  
Portland, OR 97217  
tomgrepp@msn.com  
503 285 9713  
541 994 7290

**Jeff & Angie Sheets**

513 N Tomahawk Is Dr  
Portland, OR 97217  
jeff.sheets@duckdellivery.com  
Angie 503 422 3013  
Jeff 503 421 3812

**Don & Tess Spina**

PO Box 260  
Okinawa City, JAPAN 904-8691  
dbs@ryucom.ne.jp  
011 81 98 935 4781  
Office 1 619 781 4765  
Home 1 443 219 2359  
+16 hours from Portland  
Bob Johnson bob@rpmpdx.com 503 245 8022

**Patricia Hy**

VanHouten  
8501 Fallbrook Ave  
West Hills, CA 91304  
patricia.hy@bankofamerica.com  
Bank of America - Post FCL SL Unit  
818-316-8021

2540 Calle Palo Fiero Nov-Apr 15  
Palm Springs, CA 92264

**Ed & Rozann Juth**

547 N Tomahawk Is Dr  
Portland, OR 97217  
ejuth@aol.com  
1671 Oak Ridge Drive  
Corinth, TX 76210  
Home: 940-498-0259  
Cell (Rozann) - 972-322-4489  
Cell (Ed) - 214-546-3756  
Ed work: 972-247-1305  
rozannjuth@aol.com

**Hazel Larpenteur**

511 N Tomahawk Is Dr  
Portland, OR 97217  
hlarps@comcast.net  
503 289 5696  
Eric 503 803 9337  
503 281 1851

**Don & Patti Maltase**

525 N Tomahawk Island Drive  
Portland, OR 97217  
maltase@comcast.net  
Home 503 285 4746  
Don Cell 503 780 7882  
Patti Cell 503 810 6232  
donmaltase@comcast.net

**Brady & Kara Mills**

405 N Tomahawk Is Dr  
26 Curlew Dr Rockport, TX 78382  
Portland, OR 97217  
karamills@sbcglobal.net  
503 240 6010  
Texas 361 727 0310  
Brady cell 503 784 6100  
Kara cell 361 739 6585  
Emergency Terry Arnold 503 730 7016

**Victor Viets & Donna Hempstead**

421 N Tomahawk Is Dr  
Portland, OR 97217  
v.viets@comcast.net  
503 286 1404  
FAX 503 735 0256  
Victor Cell 503 307 4131  
Donna Cell 503 502 3027

**Bill & Amy Welch**

505 N Tomahawk Is Dr  
Portland, OR 97217  
wjwelchpc@comcast.net  
503 285 4007  
503 283 1074 fax  
503 516 4757 cell  
amywelchpdx@comcast.net  
971 222 3579 Or Ph in Mexico

**Ray Wilston**

527 N Tomahawk Is Dr  
620 SW Caruthers St #276 97201  
doug@boscamp.org  
503 293 0925  
Doug Boscamp  
03 SW Collins St  
Portland, OR 97219

**HB Condo Property Manager**

**Kate Dormer**

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Clackamas, OR 97015  
kate.dormer@noahandassociates.net  
503 654 0118  
Fax: 503 659 0394