



NOTICE

January 8, 2014

To: Homeowners of Hayden Bay Condominiums

Fr: Kate Dormer, CMCA
Community Manager

Noah & Associates Community Management

**RE: Hayden Bay Condo Annual Meeting – Wed, Feb 26, 2014
6 PM, Rec Room**

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 Association Directory – draft
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.



Hayden Bay Condominiums

Noah & Associates, property managers
12550 SE 93rd Avenue
Clackamas, OR 97015

www.hbcondos.org

Kate Dormer, account manager
kate.dormer@noahandassociates.net
503 654 0118

Wednesday, February 26, 2014
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 may be voided.

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:

Proxy's Full Name _____

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 **2013 CPA Review** (this is NOT an audit)

☐ Against the **2013 CPA Review** (this is NOT an audit)

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

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 as transmitted by FAX to 503 659 0394 to arrive on or before 3 PM, Wednesday, February 26, 2014.

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

☐ YES ☐ NO



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503 654 0118

Annual Minutes Meeting
Wed, February 26, 2014, 6:00 PM
Recreation Room

I. Roll Call and Certifying of Proxies

Kate Dormer
Noah & Associates Community Manager

II. Proof of Notice

Kate Dormer

III. Approval of Minutes – February 28, 2013

Amy Welch

IV. Reports from Officers

A. President

Vacant

B. Treasurer

Victor Viets

- Reserve Study

Sean Penrith

C. Landscape

Sally Anderson & Donna Hempstead

D. Insurance & Maintenance

Dan Redmond

- Flood Insurance discussion

E. Secretary – Website

Amy Welch

- www.hbcondos.org

- New Condo Roster

F. Hayden Bay Marina Homes (Rec Rm, Pool, Tennis Court)

Karen Brumbaugh

- Photos for Rec Rm Roster

G. HINooN – Hayden Island Neighborhood Network

Victor Viets & Amy Welch

- Neighborhood Assn www.myhaydenisland.com

V. Election of Officers

Kate Dormer

A. Two two-year terms (Currently held by Don Maltase and Victor Viets)

- Nominations from the Floor

VI. Old Business

A. Siding Status report

Victor Viets

VII. New Business

A. 2014 Budget

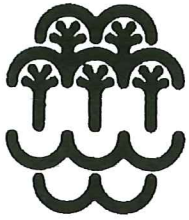
Victor Viets & Sean Penrith

B. Vote on Annual Financial Review (not an audit), as required by State Law

Kate Dormer

VIII. Adjournment

A. Short Board Meeting after Adjournment to elect officers, and meeting day/time
Homeowners welcome to stay for meeting.



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12550 SE 93rd Avenue
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503 654 0118

Annual Minutes Meeting
Tues, February 28, 2013, 6:00 PM
Recreation Room

6 Members Present: Sally Anderson, Victor Viets & Donna Hempstead, Don Maltase, Sean Penrith, Dan Redmond, Amy Welch.

9 Members Represented by Proxy: Fred Bender (Amy Welch), Karen Brumbaugh (Amy Welch), Jim Folkerts (Amy Welch), Rae Goldenberg (Renee Ferrar), Ed Juth (Amy Welch), Kara & Brady Mills (Victor Viets), Bob Palmer (Victor Viets), Tom Repp (Amy Welch), Don & Tess Spina (Amy Welch).

3 Homeowners not Represented: Hazel Larpenteur, Ray Wilston, Recontrust Company (#545).

Noah & Associates representative Present: Kate Dormer, HB Condos community manager.

Amy Welch, recording secretary.

Call to Order: Don Maltase called the meeting to order at 6:00 pm.

I. Roll Call and Certifying of Proxies – Kate Dormer

15 homeowners were present in person or by proxy. The necessary quorum was met.

II. Proof of Notice – Kate Dormer

Mailed and emailed all notices on February 16, 2013.

III. Approval of Minutes – February 28, 2012

Don Maltase moved and Sally Anderson seconded to approve the minutes from the 2012 annual meeting.

15 YES 0 NO

IV. Reports from Officers

A. President – Don Maltase

- Siding work continues, immediate needs are painting, then replacement of awnings, new house numbers, exterior lighting, and hose racks.
- Possible bylaw changes regarding homeowner upkeep/replacement of decks.

B. Treasurer – Victor Viets

- Victor reviewed the 2012 budget, which was considered on-track at \$2,000 over-budget considering the vast amount of unbudgeted work that was completed in 2012: rec room remodel, siding, railings, deck and fence repairs, 4-plex staircase replacements.

- Foreclosures: Assessment collected for #401, and unit has sold to Jim Folkerts. #545 in process of being sold, with assessment to be collected in escrow.
 - City water use for landscaping should go down in 2013 with replacement and/or redesign of the irrigation system. More landscape water to be pulled from the river to accommodate summer watering needs. Sean Penrith to work with the board to further reduce water/sewer use.
 - Comcast Renewal: There will be a slight increase in the Comcast cable TV renewal. When last investigated it was found that the cost was reasonable.
- C. Landscape – Sally Anderson & Donna Hempstead
- Sally and Donna will coordinate plant removal and replacement. After buildings painted, landscaping to be replaced.
 - Sally has decided not to run for the board in 2013, but will continue to work on landscaping with Donna.
- D. Insurance & Maintenance
- Dan investigated multiple insurance carriers and agents, and found Rich Ranf/State Farm to be reasonably priced.
 - Three exterior motion sensor lights (primarily at west end) are in need of replacement. No decision regarding replacement as perhaps all the motion sensor lights to be replaced with siding project.
 - Report any minor dry rot repairs needed prior to painting to Dan Redmond.
 - Repp bayside patio in need of replacement. Amy to talk to Tom to see if he's interested in expanding his patio as other homeowners have done.
- E. Secretary – Website – HINooN – Amy Welch
- Victor reported that Columbia River Crossing (new bridge) is still being envisioned with more decisions by spring. Check the neighborhood association website for more information. HINooN (Hayden Island Neighborhood Network) www.myhaydenisland.com
 - Stop Lottery Row – Oregon Lottery Commission and the Oregon Liquor Control Commission are working with State Rep Tina Kotek and Portland Police to stop the proliferation of lottery bars on Hayden Island. Don Maltase is the HB Condo board member working with this group.
 - Homeowner list circulated, please let Amy know of any changes. New list to be posted on website at www.hbcondos.org
- F. Hayden Bay Marina Homes (Rec Rm, Pool, Tennis Court) – Karen Brumbaugh
- Karen Brumbaugh reported that because of recent theft of books in the rec room, HB Homes will likely replace the lock on the rec room door and change the code. Homeowners will get update, once work completed. More repair and remodel work to be done on rec rm – pool – tennis court during the coming year.
 - The HB Marina Homes assessment to HB Condos was taken from our association's reserve budget. The 2013 work is included in the dues increase.

V. Election of Officers

- a. Three two-year terms. Expiring were Sally Anderson, Dan Redmond, Amy Welch. Sally declined to run, but will continue as landscape co-chair with Donna Hempstead.

Don Maltase moved and Victor Viets seconded to elect Sean Penrith, Dan Redmond, and Amy Welch.

15 YES 0 NO

VI. Old Business

a. Siding Status report - Victor Viets

Chief concern presently is painting the buildings; night-time needs to be around 50 degrees to paint. All surfaces will first be pressure-washed before painting. Homeowners are reminded to contact Victor or Don with necessary siding-related deficiencies prior to painting.

VII. New Business

a. 2013 Budget – Victor Viets

- The 2013 budget includes a 2% increase to cover additional funds to the reserve, irrigation repairs and improvements, 1% garbage rate increase, recreation room maintenance and new projects.
- Kate Dormer to send out 2013 Budget with dues increase; new rate effective April 1. Rates based on size of unit.

Duplex	\$580.95
4-plex upstairs	490.52
4-plex downstairs	503.83

b. Reserve Status Report – Victor Viets

At the conclusion of the siding project, the Reserve Study will be updated with a schedule to include future repairs and maintenance.

c. Annual Financial Review (not an audit) - Kate Dormer

12 NO (Anderson, Bender, Brumbaugh, Juth, Maltase, Palmer, Penrith, Redmond, Repp, Spina, Viets, Welch).

3 YES (Folkerts, Goldenberg, Mills).

3 ABSTAIN (Larpenteur, Wilston, Recontrust Co.)

60% of the total membership needed to vote down the Review (60%=11 owners).

Vote was NO review.

d. Water/Sewer Consumption – Sean Penrith

The anticipated water/sewer consumption budgeted for 2013 is \$17,000. Sean to work with homeowners to assess ways to save on condo water charges.

VIII. Adjourn

Sally Anderson moved and Victor Viets seconded to adjourn the meeting at 8:25 PM

15 YES 0 NO

January 8, 2014

To: Hayden Bay Condominium Homeowners
Fr: Kate Dormer, CMCA
Community Manager
Noah & Associates Community Management
**RE: Important Legislation regarding Vote on Annual Financial Review
Please Read!**

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 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 in 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.

If the owners feel they do not want to have a Review, a vote of at least 60% of the owners (11 homeowners) against the Review will need to be sought.

On 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 Condo Association Directory

January 2014

Owners and Tenants

Sally Anderson

439 N. Tomahawk Island Drive
Portland, OR 97217
sallyyea@comcast.net
503 246 0165
503 309 6912 cell
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

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503 407 4527

James G Folkerts

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(503)286-6387

Rae Goldenberg

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Cell 503 913 4153
Randy Goldenberg 503 240 8281
760 323 8954 Palm Springs
2540 Calle Palo Fiero Nov-Apr 15
Palm Springs, CA 92264

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Addison, TX 75001
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Cell (Rozann) - 972-322-4489
Cell (Ed) - 214-546-3756
Ed work: 972-247-1305
rozannjuth@aol.com

Bob Palmer

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ra11palmer@comcast.net
503 289 0939
emergency sister anndelp@sbcglobal.net

Arthur & Debbie Runyan Parker

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(360)833-1033
(360)601-8101 Art
(360)601-8102 Debbie

Sean & Meredith Penrith

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503 709 6429
503 724 0967
emergency: Karen Hutchinson
503 724 0587 khutch919@comcast.net
Meredith: meredithpenrith@gmail.com

Dan Redmond & Denise Lockhart

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canace326@aol.com
503 283 7659
Cell 503 545 9055
Dan rgdsan@aol.com

Tom Repp

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503 285 9713
541 994 7290
Lisa Vanlue 971-409-4321

Don & Tess Spina

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Office 1 619 781 4765
Home 1 443 219 2359
+16 hours from Portland
Bob Johnson bob@rpmptdx.com 503 245 8022

Patricia Hy

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patricia.hy@bankofamerica.com
Bank of America - Post FCL SL Unit
818-316-8021

Hazel Larpenteur

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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
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
Victor Cell 503 307 4131
Donna Cell 503 502 3027

Bill & Amy Welch

505 N Tomahawk Is Dr
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wjwelchpc@comcast.net
503 285 4007
503 516 4757 cell
amywelchpdx@comcast.net
971 222 3579 Or Ph in Mexico
310 968 4453 Emergency, son Bill

HB Condo Property Manager**Kate Dormer**

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