

January 27, 2017

To: Homeowners of Hayden Bay Condominiums
Fr: Kate Dormer, CMCA
Community Manager
Noah & Associates Community Management
RE: Hayden Bay Condo Annual Meeting – Thurs, Feb 23, 2017
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. Agenda with Rules & Regs (discussion)
3. Directed Proxy*
4. Information regarding CPA Review Legislation
5. Homeowner Information Sheet
6. Hayden Bay Association Directory – draft
7. Self-Address 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, #300
Clackamas, OR 97015

www.hbcondos.org

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

Minutes
Annual Meeting
Thurs, February 23 2017, 6:00 PM
Recreation Room

Call to Order: Kate Dormer, Noah and Associates, Community Manager

I. Roll Call & Certifying Proxies – Kate Dormer

II. Proof of Notice – Kate Dorner

III. Approval of 2016 Annual Meeting Minutes – Feb 25, 2016

IV. Reports from the Board and Committee

- A. President – Sean Penrith
- B. Treasurer's Report – Sean Penrith
- C. Landscape – Sally Anderson & Donna Hempstead
 - a. Landscape – Red Zone – Hazel Larpenteur
- D. Insurance & Maintenance – Dan Redmond
- E. Secretary & Website – Amy Welch
 - a. Rules & Regs –discussion
 - b. HINooN – vacant position
- F. Hayden Bay Marina Homes (Red Zone) – Marty Owens & Sean Penrith

V. Election of Board Members – three open positions (Penrith, Redmond, Welch)

- A. Homeowners are asked to submit their names as candidates. Anyone may come forward as a candidate if they are in good standing as a homeowner. If anyone is submitted as a candidate and is not present at the meeting, that person must give prior permission to serve on the board.

The new board will appoint officers and job titles and committees.

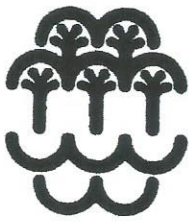
VI. Old Business

- A. 10-Year Reserve – Debra Alexander & Sean Penrith

VII. New Business

- A. Rules & Regs – Discussion

VIII. Motion to Adjourn



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

Thursday, February 23, 2017
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 **2016 CPA Review** (this is NOT an audit)

____ Against the **2016 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 or SCAN to kate.dormer@noahandassociates.net to arrive on or before 3 PM, Thursday, February 23, 2017.

Please note that three director's positions (Penrith, Redmond, Welch) 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