



Hayden Bay Condominiums

Hayden Bay Condominiums
585 N Tomahawk Island Drive
Portland, OR 97217-7923

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Lillian Parker, Bookkeeper
202 N. Hayden Bay Drive
Portland, OR 97217

Minutes of the February 27, 2020 Hayden Bay Condominiums Annual Meeting

CALL TO ORDER: Sean Penrith called the meeting to order at 6:10 p.m.

ROLL CALL: Secretary Sarah Warnick showed a Proof of Notice mailing, took attendance and reported 17 of 18 homeowners were present or by proxy: Steve Alexander, Sally Anderson, Fred Bender, Karen Brumbaugh, Jan Dimick, Donna Hempstead, Hazel Larpenteur, Lori & Robert March, Sean Penrith, Thomas Repp, Teresita & Donald Spina, Beverley Duke-Young, Sarah Warnick, Scott Weinmann and Amy Welch. Other attendees included: Marsha Brumbaugh, Paul Dicker, Ian Ray and HOA Bookkeeper Lillian Parker. Absent: Karen Anderson

The 2019 CPA Review (not an audit) received three in favor, eight against, and two abstentions on the proxies.

The Minutes of the 2019 Annual Meeting: Hazel Larpenteur moved and Donna Hempstead seconded approval of the Hayden Bay Condominiums minutes. The Board voted unanimously to approve the minutes.

BOARD AND COMMITTEE REPORTS:

Treasurer Sean Penrith presented the **Treasurer's Report for the month of January 2020** and the **Treasurer's Budget Report for 2020**. Penrith pointed out this is the second consecutive year in which the HOA managed to lower homeowners dues amount. Steve Alexander moved and Hazel Larpenteur seconded approval. The Board voted unanimously to approve the 2020 Budget. Each homeowner will receive a dues reduction.

Landscape and Maintenance Reports: Donna Hempstead and Sally Anderson presented the Hayden Bay Condos Annual Landscape Report; Hempstead and Amy Welch presented the Annual Maintenance Report. A copy of the report is attached.

Red Zone: Representative Steve Alexander said Red Zone now meets quarterly. The next meeting is 7 p.m., March 18, 2020, in the Rec Room.

Board Election: Two seats (Alexander, Larpenteur) were open. Sean Penrith resigned as Chair and Treasurer; Donna Hempstead will replace him as Chair and Sally Anderson was nominated to serve as Treasurer. Hazel Larpenteur moved and Hempstead seconded the nomination. The Board unanimously approved. The remainder of the Board will retain their seats (Steve Alexander, Hazel Larpenteur and Sarah Warnick.)

Schwindt Resolution: The Association Resolution for Revenue Ruling - Excess Income Applied to the Following Year's Assessments was presented, explained and is now a part of the Annual Meeting Minutes.

Adjournment: Steve Alexander moved and Hazel Larpenteur seconded the Annual Meeting be adjourned. The Board voted unanimously to adjourn at 6:58 p.m. The next annual meeting will be February 25, 2021.