

**CINNAMONWOOD ESTATES HOA
ANNUAL MEETING
DECEMBER 2, 2022**

Call to order: Meeting was called to order at 6:12 pm by Board Chair Mark Freed

Roll Call: Secretary called the roll. Nineteen people, including proxies, were present.

Attending: Noel Vaughn

Lori Murphy Cole

Bob Cacak

Kenni Halford: proxy held by Lori Cole

Kathy and Jong Lee: proxy held by Lori Cole

John and Doris Davis: proxy held by Lori Cole

Kyrria Martinez

Todd and Koi Center

Pam Towry

Grover and Cheryl Carter

Mira Histad: proxy held by Grover Carter

Don and Mellie Casida: proxy held by Grover Carter

Nancy Sharpe: proxy held by Grover Carter

Megawati and Farley Gunawan: proxy held by Lori Cole

Dave and Ann Ronne

John and Sydney Leber

Mark Freed

Lori Paddock Read

Geoff and Sue Webb: proxy held by Lori Cole

Quorum was not met (needed 23), therefore the Chair asked for unanimous acclimation of suspending the rules and treating the meeting as a Committee of the Whole. Hearing no objections, the meeting was conducted under Robert's Rules under regular Order, with no formal business to be approved, and any decisions made referred to the Board for ratification per HOA bylaws.

Proof of Notice of Meeting: Community was notified of the

meeting on October 3, 2022, October 30, 2022, November 14, 2022, November 16, 2022, November 20, 2022, and November 26, 2022.

Remembrances: A moment of silence was conducted for Roxie Cacak who passed away in September.

Reports of Officers:

Treasurer: Secretary, on behalf and with the Treasurer, presented an overview of the 2022 finances. The budget for 2023 was distributed and discussed. Chair asked if there were any objections for the 2023 budget to be approved by the Directors at their January meeting. Hearing no objections, Board will approve said budget at their January 2023 meeting.

- Funds in combined checking and savings accounts: \$43,336
- Street reserve: \$27,014
- Common Area Maintenance Reserve: \$24,764

Chair commented that our strong finances are because of the due diligence of the Board.

Volunteers (2) are being sought to participate on the Audit Committee to review the 2022 finances. Secretary and Treasurer along with two community members will convene in January 2023.

Secretary:

Trips: Property owners that are gone extended periods of time, please appoint someone to be responsible for property emergencies.

Neighborhood Watch List: If you have a new email or phone number, please send your updated contact info to the secretary ASAP. She will be distributing the updated list the first of January.

Chair:

Recognition of Community: Chair commended everyone in the community that help each other, assist in HOA tasks, and continue to enhance our HOA.

New Property Owners: Three new property owners were recognized and introduced.

- Todd and Koi Center 1926
- Kyrria Martinez and Veronica Ramos 1924
- Doug Allen and Randee Rose 1921

Reports of Committees:

Architectural Committee: Noel Vaughn, chair of this committee, explained the process of architectural approval. A discussion ensued.

Landscape Committee: Secretary, on behalf of Dave Simpson, chair of this committee suggested to the attendees that they are welcome to remember our new landscape crew over the holidays:

- Mario, crew leader
- Joshua

Election of Directors: Chair asked Secretary to read the list of candidates who had been nominated at the November Board meeting: Lori Cole (re-elect), Mark Freed (re-elect), Kyrria Martinez, Lori Paddock Read, Dave Simpson (re-elect) and asked if there were other nominations. Hearing none, Chair asked for unanimous consent of the members present and proxied to approve the candidate slate. There was unanimous consent. Since there is no quorum, the results will be referred to the Board, to extend terms and appoint new Board members in accordance with HOA Bylaws. The five nominated will each serve a three-year term.

Old Business:

Reserve Study: Chair explained that our baseline reserve study is almost finished and will be available for the members soon. Chair recognized the detailed spreadsheet that Noel Vaughn created.

Safety and Security: Mailbox decals were applied to all the cluster mailboxes this summer. The camp for unsheltered individuals is ramping up again in the "Y" to the east of our HOA. Board monitors this closely. Camp is on private property.

New Business:

HB 2534: During the 2021 legislative session, the Oregon Legislature passed House Bill 2534, which was aimed at removing discriminatory provisions from documents governing condominiums and planned communities. Chair explained that our attorney is reviewing our CC&R's and Bylaws to determine if changes are needed to the verbiage.

Roofs: Chair explained a 2002 amendment to our CC&R's by the developer that states only shake or tile roofs are allowed in the HOA. Chair asked if the members present would agree that the Board explore a remedy to this amendment? No objections were heard and a positive assent was rendered.

Other:

- An attendee asked if an entrance gate could be considered again in the future. Secretary added that to the January Board meeting agenda.
- John Leber extended a thank you to the Board for their good work.

Adjournment: 6:58 pm

Respectively Submitted,

Lori Murphy Cole

Lori Murphy Cole
Secretary