

**MINUTES OF THE ANNUAL MEETING OF OSWEGO RIDGE CONDOMINIUM HELD ON TUESDAY  
April 20, 2004 AT THE OSWEGO RIDGE CLUBHOUSE, 86 KINGSGATE DRIVE, LAKE OSWEGO,  
OREGON AT 6:30 P.M.**

**PRESENT:** Mr. Marc Cowling, Chairman  
Ms. Cathy Herman, Secretary  
Ms. Julie Sellin, Director  
Ms. Doris VonderHaar, Director

**ABSENT:** Ms. Catherine Birr, Treasurer

**BY INVITATION:** Nancy L. Reed, Community Manager  
**COMMUNITY MANAGEMENT, INC.**

**I. CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**II. ESTABLISHMENT OF QUORUM**

CMI certified that a quorum for the meeting is established as follows:

In person	8
By Proxy	17
TOTAL	25

**III. APPROVAL OF 2003 ANNUAL MEETING MINUTES**

Chairman Cowling made a motion, Director Sellin seconded it and it unanimously carried to approve the minutes from the February 24, 2003 Annual Home Owners Meeting as distributed.

**IV. PROOF OF NOTICE OF MEETING**

Nancy Reed certified that a notice for the April 20, 2004 Annual Home Owners Meeting was mailed to all Owners of record on or about April 2, 2004.

**V. REPORTS OF OFFICERS**

**A. LANDSCAPE COMMITTEE**

Cathy Herman, reported on the current landscape projects and issues relative to Oswego Ridge Condominium.

**B. CHAIRMAN'S & TREASURER'S REPORT**

Chairman Cowling reported that operating expenses had increased. He also reported on the status of the reserves for anticipated capital replacement (reserve study).

**VI. NEW BUSINESS**

**A. ELECTION OF DIRECTORS**

The terms of Marc Cowling and Dorie VanderHaar are expiring. Marc Cowling and Doris VanderHaar were nominated by mail and accepted the nominations. Nominations were opened to the floor. There being no nomination from the floor, nominations were closed.

Marc Cowling and Doris VanderHaar were re-elected to the Board of Directors.

Discussion Followed regarding Director Catherine Birr, who has missed most of the Board meetings held since her election.

**AGREED**

A motion was made, seconded and passed unanimously to replace Director Birr, citing lack of attendance.

**AGREED**

A motion was made, seconded and passed unanimously to appoint owner Steve Hunt to replace Director Birr.

**B. TAX RESOLUTION**

Nancy Reed read aloud Tax Revenue Ruling 70-604, which authorizes the Association to apply excess income for 2004 to the following year's assessments.

**AGREED**

Secretary Herman made a motion, Doris VanderHaar seconded it and it unanimously carried to approve Revenue Ruling 70-604.

**VII. OPEN FORUM**

Jim Fuhry thanked the Board of Directors for their hard work and participation. Jim volunteered to paint the pool deck. There was discussion regarding holding a Pot Luck painting party. Owners expressed concern some of the rental tenants are using indiscretion when dumping trash in the dumpsters. Jim Fuhry commented that all owners should do their part to clean up the dumpster areas also.

**VIII. ADJOURNMENT**

The Meeting was adjourned at 7:00 p.m.