

Parc Bethany Annual Homeowners Meeting  
January 31<sup>th</sup>, 2019

Board members present: Weston Nelson, Shubha Joshi

Officers present: Marilyn Capello, Landscape Committee Chair

Dick Capello, Secretary, Webmaster

Homeowners present: Sal DiPaola, Cesar & Sheri Santa, Pia Iness, Steven & Mandy Ma Chen, Bryan & Verdella Bearss, David & Patty Bishop, Barbara Sonniksen, Connie Brenner, Greg Nelson, Jake Baker, Elyssa Chung, Brian Ferriola, Matt Knutson, Ken Parker, Hee Joueng, Akhilesh Banerjee, Tzu-Min Ou, Larry Phillips

Proxies certified: Thomas Quillen, Christine Allen, Bobby Lee, Ronghua Yu, Lisa Cvejn, Ann Stenzel, Ting-Wei Su, Ian Bingham, Diana Emberland, Kirk Hays, Ann Schille, Daryl Adams, Gerald Miller, Claude Karam, Susie Koh, Julia DeWitt, Thaine Creitz, Lisa Cvejn, Loni Kissin, Randall Emberlin, Chia-Ching Lin, Sam Garcelon, Scott Baines, Pingli Wu, Loretta Fox

A total of 46 voting homeowners are in attendance or by proxy. CC&R's require a minimum of 20% or 30 homeowners. A quorum is present.

The meeting was called to order at 7:05 PM.

The 2018 cash flow and expenses/2019 budget was presented and accepted. The report is available on the PBHOA website (<http://parcbethanyhoa.com/finance.php>). It was pointed out that the apparent overrun in landscaping costs was due to the fact that major planting is better done in the Fall and so expenses should be under budget for 2019. The "landscaping year" is out of sync with our fiscal (calendar) year.

Weston Nelson (as Chair of the Architectural Committee) indicated a new requirement regarding external house painting. Due to the frequent discrepancy between "online" color samples and "on house" colors, it may be required to present an actual "on house" sample before final approval is made.

Dick Capello gave an overview of Planned Community HOA's (like Parc Bethany) in response to a previously received homeowner inquiry. It was pointed out that our HOA is a registered non-profit corporation in the State of Oregon and cannot be dissolved. If responsibilities are not carried out by a self-managed Board of Directors, the HOA will eventually wind-up in receivership and the court will assign an executor to run the Association by hiring a Property Management firm, resulting in a major increase of Homeowners fees.

There was some discussion about which fences in the community are the responsibility of the HOA and which are the responsibility of the homeowner. There is no clear definition regarding this issue in the governing documents. Central Bethany Development has no corporate memory regarding this issue. The Board agreed to take the issue under advisement and come to a decision after further investigation.

Election of new Board Members was conducted. Shubha Joshi and Steve Roth resigned. Weston Nelson agreed to remain President and Board Member for another year. Alyssa Chung and Thaine Creitz were elected to the Board. Mr Creitz had submitted a proxy and was not present but had volunteered for the position some weeks earlier. He will be contacted to determine if he is still interested.

The meeting ended at 8:50 PM.

January 31st Addendum

Subsequent to the meeting, Thaine Creitz declined his election to the Board. Dick Capello volunteered for the position and was elected based on 24 proxies voted by President Weston Nelson and votes submitted via email by Matt Knutson, Tzu-Min Ou, Barb Sonnikson, Bryan Bearss, Aki Banerjee, Greg Nelson, Sal Di Paolo, David Bishop, Jake Baker and Brian Ferriola.

