



Annual Homeowner's Meeting

October 23, 2003

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Meeting was called to order at 7:03a.m.

Attendance: President, Rick Bowler, Vice President, Marilee Thompson, Secretary, Alan Pordes, Treasurer, Jim Mizera, Director, Rodney Tadlock, Director, Cheri English, Director, David English, Westridge Place Attorney, Mark Stoker. Invest West Management - Steve Barber, Chris Barber, Judy Saleg, Sherry Hoyer, and Heather Lenhart

Roll call: The Board of Directors were all recorded in introduction. All are present.

Proof of Notice: Certified by the Secretary of the Board.

Open statement: President Bowler opens and thanked Pastor Steve of Glad Tidings church for allowing the use of the facility to hold the annual meeting. Procedure guidelines for the meeting were outlined and the open forum agenda item was moved to the end of the meeting. It was noted that all homeowners will be given three minutes to speak. Those present must be signed in to speak during the open forum. Only the minutes will be voted on. The number of voting homeowners(class A) is 240 of 320 lots. The number of votes the declarant has is 80 in total. Class A now equals Class B.
The Budget is not to be voted on at this meeting.

2004 Budget Ratification

On Oct. 14, 2003 an Electronic Budget Meeting was held by the board to determine the position of the directors on the proposed budget. All directors responded electronically with exception of Mr.Tadlock. The proposed budget was presented for owner information only at the 2003 Annual Meeting. The board will meet to review and approve the Budget at a later date. Ratification of the budget will be presented to the homeowners on a later date.

2002 Annual Meeting Minutes

Rick Bowler motions to approve the 2002 Annual minutes by a show of hands from the homeowners. There was no second to the motion.

Ratification of Amendments

Rick Bowler asked for a motion to rescind the September 11, 2001 Amendments, record 3606185. The Board agreed to rescind the amendment. The recession of this amendment will be recorded with the Deed of Records. The items that are on the amendment that required the certification of the quorum will again be brought to the association in a future meeting for the membership to vote on.

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Open Forum

Rick Bowler reports there are approximately 160 proxy forms submitted, naming “Miron Washington” as proxy holder. Mr. Washington validated this statement. Mr. Washington will be speaking and voting for the owners who have named him on their proxy form.

Mr. Washington spoke in representation of approximately 160 resident votes. He stated Westridge Place is one of the best subdivisions in SW Washington, but presently does not believe the subdivision is a community, as the majority of owners’ voices do not have influence with respect to the governing of the association. He also stated he was asked by the residents he represents to vote on there behalf on three motions to represent the communities voice.

Mr. Bowler stated that these items are not on the agenda for tonight’s meeting to be voted on. There is only one vote that was taken and the Board is interested in comments only.

Mr. Bowler called Mr. Wilkening and Mr. Greenen to the podium to state their comments. Mr. Bowler stated that Mr. Washington would be given an opportunity to finish after other comments were heard.

Mr. Wilkening stated his name and address and moved to second Mr. Washington’s motion. Mr. Grennen was called to the podium. Rick Bowler stated that any motions made are out of order. Mr. Bowler stated the Board will not entertain any motions made.

Mr. Washington is called to the floor once more. Mr. Washington made a statement that he would like to add items to the agenda and make a motion to remove the Board of Directors.

Mr. Bowler called Mr. Washington out of order as a special meeting will need to be held for addressing items not on the Annual Meeting Agenda.

Board Membership

Rick Bowler asked for the Board to reappoint the directors. Marilee Thompson, Vice President. Alan Pordes, Secretary. Jim Mizera, Treasurer. Rick Bowler, President. Cheri English, Director. Dave English, Director. Rod Tadlock, Director.

Rick Bowler stated the original election of the present Directors is invalid as there is insufficient supporting documentation of people present at that election. Therefore the elected directors that are now serving have not been re-elected but rather are serving until their successors have been elected under Sections 4.1 of the Bylaws. Rick will call a special meeting of the association within 60 days to elect the new directors for all three positions. Nominations will be accepted at Invest West Management up to 7 days before the scheduled meeting.

The meeting adjourned 7:30p.m.

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