

The Parks Homeowners' Association



Central Oregon Community Management
A Division of Northwest Community Management Company

1900 NE Division Street * Suite 203
Bend, Oregon 97701
Tel: 541.318.0704 • Fax: 541.318.0206
info@nwcommunity.com • www.nwcommunity.com

ANNUAL MEETING OF THE MEMBERSHIP
February 24, 2005

ATTENDEES:

David Cady, President
Collen Buckendorf, Secretary

Absent: Deborah Flagan, Vice President

Shawn Holm, Mountain Crest
Steve Brodehl, Northwest Community Management
Lynnda Anderson, Northwest Community Management
Attached "Sign-in Sheet" of homeowners

CALL TO ORDER

President Cady called the meeting to order at 6:30 PM

INTRODUCTION OF BOARD MEMBERS

President Cady introduced the members of the Board

UPDATE OF PARKS/BTCA SEPARATION

President Cady asked Mr. Holm to report on the separation process and outcome.

NEW CC&R's AND BYLAWS

President Cady asked Mr. Brodehl to relay information on changes to the homeowners.

THE PARKS HOA'S NEW ROLE

Mr. Brodehl and the Board discussed changes to the management of the community and the additional maintenance obligations for The Parks.

HOMEOWNER BOARD MEMBER CONSIDERATIONS FROM THE FLOOR

One of the changes to the CC&R's and Bylaws included appointment of two homeowners to the Board of Directors. President Cady asked for nominations from the floor.

Diane M. Reed, Sylvia Morrison, Sue McWilliams, and Bill Flinn were nominated from the floor. After careful consideration and discussion, the Board appointed Sylvia Morrison and Bill Flinn as the homeowner representatives on the Interim Board.



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BUDGET REVIEW

Steve Brodehl discussed changes from the 2004 to the 2005 budget and reserves with the homeowners.

OPEN HOMEOWNERS' FORUM

President Cady opened the floor to the homeowners.

ADJOURNMENT

President Cady thanked Dr. Reed and Ms. McWilliams (via Mr. McWilliams) for volunteering to become an Interim Board member and hoped they would consider participating in the future. He welcomed Ms. Morrison and Mr. Flinn to the Board.

The meeting was adjourned at 8:00 PM.

Colleen Buckendorf
Secretary

Date