

WILDFLOWER/SUNRIVER II
ASSOCIATION OF UNIT OWNERS
Annual Meeting - September 26, 1981

Present at the meeting: Ron Gietter, unit #27; Don Ferguson, unit #28; Ken Johnson, unit #34; Ken McLeod, unit #45; Brent Bourdeau (Chairman) unit #41; Mr. & Mrs. Howard Wiggett (Treasurer) unit #44; Ken Jensen (Secretary) unit #43; Developer's representative, Mary Kay Euler for units #42, #46, #50 and #52; Richard Alexander, Attorney for the Developer; Ron Pomeroy, Attorney At Law and representative of Donald McCallum; Bernadine Mattson, Ridgepine Property Management.

Proxies returned : Unit #19, #20, #22, #23, #24, #25, #26, #29, #32, #33, #37, #38, #39, #48, #49, and #51.

Of thirty-four units, 11 members were present and 16 by proxy totaling 27, thereby quorum was reached and meeting commenced at 2:10 p.m.

Developer's representative, Mary Kay Euler and Ron Pomeroy, Attorney At Law and -representative of Don McCallum reviewed the "Release and Agreement" that had been negotiated by Mr. McCallum and Richard Alexander, Attorney for the developer. Richard Alexander represented that the repair work on the roofs would be done in the same manner as had been done on units #25 and #26, and encouraged unit owners to inspect those units. Unit #41, Brent Bourdeau, indicated that his unit which had recently been repaired by an agent of Developer, was experiencing leaks currently from the rain on the meeting date.

Discussion **occured** regarding the permanency of repairs and the lack of the word "permanent" in the Release and Agreement. Dick Alexander expressed the intention of developer to do a complete job but told of his reluctance to advise his client to accept the word "permanent" in the Release and Agreement. Unit owner #28 advised Mr. Alexander and the meeting that developers architect had told him flashing defects existed which would cause future leakage problems in all units.

Unit #34, Ken Johnson, wanted to include units whose ^{defects with} known but not presently provided to the Board in writing and it was agreed that since Mr. Alexander could not reach the developer for a few days that additional unit defects could be added to "Exhibit A," Mr. Johnson also brought up the suggestions of Mr. Thiel and Mr. Alexander requested a copy of Mr. Thiel's letter to the Board be provided to him.

Mr. Pomeroy suggested amending the Resolution to insert the words "as hereinafter may be amended" after the words "Exhibit A" in the Resolution. The Resolution as amended was moved to be accepted so that the Board would be authorized to accept and execute the Release and Agreement. The motion **was** seconded and approved. Resolution and Release and Agreement attached.

Next, status report and presentation of financial statement was given and opened for discussion. Summary of cash receipts and disbursements and proposed budget for 1982 presented by Bernadine Mattson, on behalf of Ridgepine Property Management. The treasurer of the association stated that it was his opinion that adequate reserves could be maintained without an increase in quarterly dues (which is \$150.00 per quarter.) Thus, proposed budget for 1982 approved by majority vote.

Motion made to secure estimates of the cost of filling in the swimming pool. Seconded and approved. Board will check into obtaining a bid to perhaps use the area to be **filled in** as some type of recreation facility. Pool equipment can be sold and proceeds used for project.

Some landscaping has taken place within the common area. All clover, weeds, etc., was sprayed with herbicides first and then contractor came back to roto-till and re-seed, Motion made the #1 priority be the landscaping over and above any other major project. Seconded and approved.

Motion made, seconded, and approved for the association to undertake the responsibility of securing and affixing signs to the **sundeck** area adjacent to **cindered** roof area stating "PLEASE KEEP OFF THE ROOF" or something pertaining to that effect.

The position of secretary, held by Ken Jensen has terminated. Motion made that Ron Gietter be nominated as the new secretary for the association. Seconded and approved. New board member will hold position effective this date. Board of Directors are as follows:

Chairman	-	Brent Bourdeau	-	unit #41
Treasurer	-	Howard Wiggett	-	unit #44
Secretary	-	Ron Gietter	-	unit #27

Board requested that an updated "list of owners" be sent out with minutes.

With no further business, motion made, seconded and approved that meeting be adjourned. Meeting adjourned at **4:20 p.m. September 26, 1981.**

Respectfully submitted,



Ken **Jensen**
Assn. Secretary