

Wildflower II Association of Unit Owners  
Annual Meeting Minutes  
October 21, 2000  
The Nature Center Pozzi Facility  
Sunriver, Oregon 97707

The meeting was called to order by Edmond Vignoul at 12:05 P.M.

**Attendees:** The units represented at this meeting were: Ray and Betty Cook, 31; Jean and Dave Cleaves, 32; Rod and Penny Englert, 34; Doug Oxsen, 45; Charles Beardsley, 46; Duane Bergen, 47; Allene Brooks, 48; Steve and Dixie Trout, 52; Ruth Jenkins and John Warrick, 56; Wayne and Janet Kreger, 58; Steve Mahoney, 59; Marge and Edmond Vignoul, 61; and Sharon and Cliff Fahey, 66.

**Guests:** Mr. Pat Graham attended as a representative of the Scott Insurance Company.

**Proxies:** The following units were represented by proxy: 27, 29, 33, 35, 37, 38, 39, 40, 42, 43, 50, 51, 54, and 60.

**Quorum:** There were 27 of 48 units represented at the meeting; therefore, a quorum was established.

**Agenda:** The agenda was revised as shown in the attachment. Rod Englert made the motion to approve the revised agenda and Ray Cook seconded the motion. The revised agenda was approved.

**1999 annual meeting minutes:** Chuck Beardsley made the motion to approve the 1999 minutes and Jean Cleaves seconded the motion. The 1999 annual meeting minutes were approved.

**Treasurer's report:** The treasurer's report for year ending September 30, 2000, was presented by Deanna Knox, President of Elite Management. A copy of the treasurer's report is attached.

**Association manager's report:** The association manager's report was presented by Melvin Nunn, Elite Management Services. A copy of the manager's report is attached.

**Results of the roof survey:** The results of the roof survey were presented by Ed Vignoul. The survey was completed by 46 of the 48 owners. Twenty-four (24) prefer composition, twenty-one (21) prefer metal, and one (1) is neutral. A lengthy discussion occurred upon completion of the survey. These discussions involved the 1996 annual meeting decision which was to re-roof using

metal, whether the 1996 decision was legal and methods to rescind the 1996 decision. It was finally agreed that in order to revisit the roofing material, the 1996 decision needs to be rescinded. Ruth Jenkins made a motion that the association send a ballot to all owners to see if they are willing to rescind the 1996 decision regarding metal roofing. The motion was eventually amended by Ray Cook to include the three options which are:

1. Look into the association acquiring a loan or assessing each owner to pay for the reduced cost of construction of all the units at once rather than in phases.
2. Break the project into three phases and pay for it as the association funds allow.
3. Complete the project in more than three phases.

The ballot will include complete information on composition and metal roofs. This includes price, photos, examples of the material and other information the board feels appropriate. The motion as amended was seconded by Penny Englert. Motion was passed.

**2001 budget presentation:** Deanna Knox presented the proposed 2001 budget. After discussions it was decided that line item 6001 (Sealing of Chimneys) would be moved to maintenance. A motion to approve the budget was made by Steve Mahoney and seconded by Jean Cleaves. The 2001 budget was approved. A copy of the approved budget is attached.

**Insurance policy:** Pat Graham of Scott Insurance discussed and answered questions regarding Wildflower II insurance.

**Financial analysis report:** Edmond Vignoul presented the Harrigan Patrick Price & Co. financial analysis report.

**Bylaw changes:** Edmond Vignoul summarized the bylaw changes as previously approved by the owners.

**Other items from the attendees:** Betty Cook would like to have the board of directors reconsider the present policy regarding hot tubs. Cliff Fahey made a motion to have a special assessment for roof replacement. The motion was seconded by Rod Englert. The motion was discussed and Rod Englert withdrew his second for the motion.

**Election of directors:** Ed Bishop, Ruth Jenkins and either Ed Vignoul or Ron Wise were elected for two-year terms. Rod Englert and either Ed Vignoul or Ron Wise were elected for a one-year term. Ed Vignoul and Ron Wise were tied in votes and need to decide which terms to serve.

**Approval of board actions since the 1999 annual meeting:** Motion was made by Steve Mahoney and seconded by Ruth Jenkins to approve the board actions. Motion was approved.

**Adjournment of the business meeting:** Motion was made by Marge Vignoul and seconded by Cliff Fahey to adjourn the 2000 annual meeting. The motion passed and the meeting adjourned at approximately 5:10 P.M.

The 2001 annual meeting will be held on either 13 or 20 October 2001 at 1:00 P. M.

Respectfully submitted,