

Independence North Park Annex Addition

Homeowner's Association, Inc.

P.O. Box 92, Independence, OR 97351

Annual Meeting Minutes

October 25, 2025

Call to Order: President Bruce Patton called the meeting to order at 3:05 pm.

Members were advised to sign-in on the roster. There were 25 homeowners in attendance.

Treasurer Maurice Gunderson and Secretary Jeanne Wildman were out of town. Vice President Judi West will act as secretary and take minutes.

Last year's minutes posted on website (www.isasg7s5.org/npaha/). Minutes were approved as published. Motion made to accept and motion passed.

Bruce provided the treasurer's report. Financial report distributed. Our maintenance costs remain low. The largest costs are insurance and \$10,000 to ODA. Good news is our funds are making good money.

Taxiway and Maintenance reserves are getting high. Because of inflation it was decided to keep the annual \$610 annual dues intact.

Annual statements to homeowners will now be forwarded through the U.S. Mail rather than email. There were some issues using the email system.

Election of Officers: The positions of Maintenance Chair and Vice President are open. Nominations were presented. Paul Franklin was elected as Maintenance Chair. Judy Yerian was elected as Vice President.

New Business: A homeowner previously brought to the Board the issue of a storage container on a resident's property which was believed to be in violation of the CC&Rs. Letters were sent to the homeowner which were ignored. We contacted an attorney knowledgeable with HOA matters. He advised our CC&Rs as written were not enforceable in this situation.

We have provided this attorney with a retainer should his services be needed in the future as he specializes in HOA matters.

We will look into amending the CC&Rs to be more enforceable as Oregon HOA laws have changed.

IAHA recently redid their CC&Rs but did not pass.

Discussion was had on updating our CC&RS. Board will look into it in 2026.

A homeowner brought up the issue of overgrown weeds at another resident's property impinging on the taxiway. Homeowner advised to contact the homeowner in violation or bring it to the attention of the Board.

Motion was made and accepted to adjourn the meeting followed by a social hour.

Next annual meeting October 24, 2026.

Submitted by: Judi West, Vice President