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FULL TRANSCRIPT (with timecode)

00:00:00:01 - 00:00:33:03

Hoa. Not for the declaration, not for PM. Um, he will be running the meeting. Uh, Josh, my colleague who's down here with me, who's been the secretary, um, and the treasurer. We have all signed our resignation letters, effective at the end of the meeting, at the end of the meeting? So we're still here. Um, and. Yeah. So, Patrick, if you want to take it away. Hello, everybody. Good evening. Um, my name is Patrick Foran, and I am the association's attorney. I am calling this meeting to order at 540. Um, and somehow we're going to have minutes of this meeting that next year.

00:00:33:05 - 00:01:03:22

You're going to approve. I will record you for the record. So, um, the and the first thing on the agenda is just notice of the meeting itself. You set the notice of the meeting. And do you remember what date it was? Um, you have it in front of you. We can go Friday. We could go Friday. So whatever date that was, it's more than ten days and 11 days. So, um, we have that. We also know because of the online voting, that quorum was met.

00:01:03:27 - 00:01:36:10

So because quorum was a part of that voting, you're all here as well. Um, and so quorum was satisfied at least with 69.81%, which is fabulous. That's what you want. Um, and that is, um, that gets us going for the meeting tonight. The purpose of the meeting tonight is essentially to turn over. What that means is you are a corporation under Oregon law. It means that the Declarant who has been controlling the association.

00:01:36:12 - 00:02:15:27

It's now time for for the Declarant to turn it over to the owners, which makes this a true homeowner's association. Under Oregon law, the homeowners then elect your board of directors, which you've already done. You have control and you are operating through your elected board. So as a corporation, just so we're clear on this. Um, the elected board of directors is going to control basically everything that goes on in the association, with a few exceptions that are itemized in your governing documents.

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Those things include the election of directors or can't control who gets elected. Um, the owners, do the owners get to vote amendments? The owners get to vote for amendments to your governing documents. Your key documents are your articles of incorporation, your declaration of CRS, your bylaws and board adopted resolutions, rules and regulations. These are this whole series of legal documents that control your association.

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You're thinking, of course, well, where do we need all this stuff for? It's because you're a corporation and because you're a corporation, you are treated that way. And it means that there's a bunch of a bunch of legal documents that are going to control how the association operates. Okay. Um,

00:03:07:04 - 00:03:18:27

okay. We got about two minutes ago, and so I'll just keep going with where we are, and then we'll recess briefly. And then there he is. Well. Aha. We will recess for two minutes and everybody get one.

00:03:19:13 - 00:03:21:26

Do something so I apologize.