

**HOA ADMINISTRATION**

Northwest West, Inc.

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Website:

<https://www.millpondastoria.com>

May 17, 2024

To: Mill Pond Village Owners

From: Mill Pond Village Board of Directors

Subject: Upcoming Annual Meeting and Board of Directors Voting

ANNUAL MEETING – JUNE 22, 2024, MILL POND VILLAGE OWNERS

As noted in our March newsletter, the annual HOA meeting is set for June 22nd at the same venue as last year, Best Western's (formerly Comfort Suites) meeting room (1st floor) from 10:00am to noon, located just east of the Safeway parking lot. A sign-in sheet for owners and a list of owners and their addresses will be available at the meeting.

Voting will be conducted via electronic ballots to be sent out in advance of the meeting. If anyone would prefer a paper ballot, please contact Cheryl Storey, current Board chair. NW West will mail and collect all paper ballots. Paper ballots will be sent out to those that have received paper ballots in the past. Balloting will close at the end of the annual meeting.

A quorum for voting on the Board of Directors is 50% of the eligible votes to be cast. Owners eligible to vote are those that do not have amounts owed to the HOA beyond 30 days from the date billed, per HOA Resolution 2012-01, available on our website under the tab "BYLAWS/CC&Rs."

If we do not have a 50% voting quorum by the date of the annual meeting, we will close the annual meeting at that point and reopen a new annual meeting immediately, with a reduced quorum requirement of 50% of the original quorum.

As a reminder, we will need owners to vote in advance of the annual meeting date, as much as possible, to help us determine if we have a full quorum at the opening of the annual meeting. People can vote during the meeting, but if we do not reach the reduced quorum requirement by the end of the meeting, voting results will be voided.

ANNUAL HOA PICNIC – JULY 4TH

LaVonne Carnera, Judith Huck, Nancy Sweet, along with the others, are willing to set up another July 4th picnic on the Parade Grounds this year. Proposed start time is 5:30, bring a dish to share and your own chair. Selected drinks will be provided and/or bring what you want!

OWNERS RUNNING FOR THE UPCOMING 2024-2026 BOARD POSITIONS (TWO-YEAR TERM)

Electronic ballots will be sent out shortly for those who have not requested paper ballots. However, if you receive an electronic ballot but would prefer paper, please let us know and we will have a paper ballot mailed to you and cancel the electronic ballot.

Three Board slots will be open for voting in 2024. If anyone would like to run for a board position, please let us know so we can include you in the electronic ballot. If so, please send your name and brief bio to the Board chair at castoria74@gmail.com by May 23, 2024.

Ryan Blum, Lorelei Gurule and Frank Betzer's Board slots are open for voting in the 2024 election. Note that voting is for the open slots, not the job title. Once the new Board is selected, the Board meets after the close of the annual meeting to determine each person's Board position for the new year.

The following have agreed to run in the current election as of the date of this newsletter:

Frank Betzer - Frank and his wife Cathy, moved to Mill Pond in 2021 when he accepted the position of Provider Recruiter at Columbia Memorial Hospital. Prior to moving to Astoria, Frank was the US fundraising director for an international aid organization that builds schools in East Africa. He was also a professional fundraiser for Providence Health System, Legacy Health System and Special Olympics Oregon. His volunteer experience included serving as president and board member of the Milwaukie Community Club, and international service chair of the Clackamas Rotary Club. Frank has enjoyed meeting many of the neighbors and looks forward to continuing to serve on the Board.

Britta Herwig - Britta and her husband Ryan moved to Mill Pond in 2021 and have been active members of the community since. By training, Britta is a landscape architect with extensive experience in designing and building parks for large municipality Parks Departments. Recently, she decided to go back to her roots designing private landscapes. Britta has been a member of the HOA Landscape Committee and also sits on the City of Astoria Parks Board. She enjoys spending time socializing with her neighbors while walking her rescue dog Rusty around our beautiful neighborhood. To relax, she drives the Arrow 2 Tug Boat up and down the Columbia River showing off our lovely town to visitors from near and far..

Lorelei Gurule - Lorelei is a retired nurse from Albuquerque, NM and has had a home in Mill Pond for 10+ years. She spent most of her nursing career in the field of case management which required effective communication and problem-solving skills, along with the ability to work well with people. Although her career was stimulating, she feels her proudest accomplishments are her children. Her daughter attends veterinary school, and her son is in law school. She describes them as compassionate, wholesome, well-rounded individuals. Lorelei has always loved a good storm and has dreamed of living in Astoria since the 1980's after watching Kindergarten Cop and The Goonies. She has a deep love for animals, enjoys antiques and all things Astoria.

MILL POND HOA FINANCIAL UPDATE

Enclosed with this newsletter are summaries of our financial position, showing April 30, 2024 year-to-date, along with the years ended December 31, 2023 and 2022 for comparison purposes. Also enclosed is the 2024 annual budget and an analysis of our Reserve Account.

Special assessments were made in 2022, 2023 and 2024 to fund the Reserve Account. We are holding onto these funds to cover replacement of the Pergola structure in Pergola Park. We have had different opinions with the City, which have delayed the type of structure to be built as a replacement to the wooden structure currently in Pergola Park.

MILL POND WEBSITE INFO

Please peruse our (<https://www.millpondastoria.com>) to access HOA documents as well as current and past newsletters. The website includes our CC&Rs, By-Laws, meeting agendas and minutes, Architectural and Landscaping Committee guidelines, forms, vendor list, news and recent updates.

We look forward to hearing from you! Do not hesitate to contact any one of our board members with any questions or comments you have about our (your) HOA! Board member contact info is below.

CURRENT BOARD CONTACT INFO

Cheryl Storey, Chair
CAstoria74@gmail.com
(503) 329-1694

Lorelei Gurule, Treasurer*
gurulecatmaster@aol.com
(505) 263-7983

Ryan Blum, Architect Chair*
rhblum@gmail.com
(503) 741-5335

Frank Betzer, Secretary*
fbetzer15@gmail.com
(971) 645-2306

John Kirk, Landscape Chair
ohnkirk571@gmail.com
(503) 325-4425 (landline)

* - Board slots open for voting in 2024

MILL POND VILLAGE PLATTE MAP

Triangle next to Lot 42 is railroad round

Parade Grounds in BLUE



Large WHITE lot above is Astoria Co-Op & Vacant Lots space