

**HOA ADMINISTRATION**

Northwest West, Inc.

762 Ave G

Seaside, OR 97138

[nwwinc@hotmail.com](mailto:nwwinc@hotmail.com)

(503) 738-3480

Website:

<https://www.millpondastoria.com>

May 5, 2023

To: Mill Pond Village Owners

From: Mill Pond Village Board of Directors

Subject: Upcoming Annual Meeting and Board of Directors Voting

**ANNUAL MEETING – JUNE 24, 2023, MILL POND VILLAGE OWNERS**

As noted in our March newsletter, the annual HOA meeting is set for June 24th at the same venue as last year, Comfort Suites' meeting room (1<sup>st</sup> floor) from 10:00am to noon, located just east of the Safeway parking lot. This venue is the most affordable option available for our HOA, with a cost of \$125. Although last year's meeting was held in August, we are moving this year's annual meeting back to June, which was the traditional month prior to the pandemic.

We will conduct voting 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 be sending out all paper ballots. Note that paper ballots will be sent out for those that have received paper ballots in the past. Balloting will close by the end of the annual meeting. A sign in sheet for owner attendees and list of owners and their addresses will be available at the meeting.

A quorum for voting on the Board of Directors is 50% of the eligible votes to be cast. The Mill Pond Village Owners' Association has a total of 121 voting units. A quorum of 50% would be a total of 61 votes cast, either through ballot or proxy. 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 32 votes, which is 50% of the original quorum.

**We will need owners to vote in advance of the annual meeting date, as much as possible, in order to determine if we have reached a quorum and can conduct the 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 – TBD AT THE ANNUAL MEETING**

The annual HOA picnic is typically held in August when the weather is better. The date will be decided by those in attendance at the annual meeting.

### **OWNERS RUNNING FOR THE UPCOMING 2023-2025 BOARD POSITIONS (TWO-YEAR TERM)**

We will put together an electronic ballot for voting as has been done the last couple of years. Two Board slots will be open for voting in 2023. In 2024, three Board slots will be open for voting. As a Board term runs two years, we have implemented staggered voting in odd/even years, in accordance with the approved change to our By-Laws last year.

Cheryl Storey and Judith Huck's Board slots are open for voting in the 2023 election. Ryan Blum's, Loreli Gurule's and Frank Betzer's Board slots will be open for voting in 2024. 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.

If anyone else 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](mailto:castoria74@gmail.com) no later than May 20<sup>th</sup>.

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

**John Kirk** - John and his wife Gwen moved to Astoria in 2021 from Ashland, OR to be "one" with the rain. They have worked together as professional artists since 1988. John is a veteran of America's most unpopular war in the 20th century. Life in Mill Pond has been great so far and John solemnly promises he will not rototill the Parade Grounds to plant corn.

**Cheryl Storey** – Cheryl is a CPA and retired partner from Moss Adams LLP. Instead of traditional audit and/or tax services, she was a healthcare consultant working primarily with hospitals throughout the country on their Medicare and Medicaid reimbursement issues. For the past four years, she has been a volunteer tax preparer in both Beaverton and Seaside/Astoria tax programs. She and her husband have been part of the Mill Pond community since November 2012 and enjoy the friends we've found in our neighborhood.

### **PERGOLA UPDATE**

The March 2023 newsletter included a design sketch of a new metal pergola to replace the existing wooden structure in Pergola Park at the corner of 23<sup>rd</sup> and Mill Pond Lane. The sketch was also sent to the City of Astoria Parks Advisory Board, whom unanimously approved the design. Our next step is to obtain permits to dismantle the wooden structure. As mentioned in our last newsletter, a local company has agreed to dismantle the structure at no cost to our HOA to repurpose the wood for their own use. We will be in contact with the builder to get a better idea of what their schedule, final fee structure and construction date(s) look like for later this summer.

### **MILL POND HOA FINANCIAL UPDATE**

Enclosed with this newsletter are summaries of our financial position, showing April 30, 2023 year-to-date, along with the years ended December 31, 2022 and 2021 for comparison purposes. Also enclosed is the 2023 annual budget and an analysis of our Reserve Account.

Special assessments were made in 2022 and 2023 to fund the Reserves. With these funds, we were able to fix the sidewalks in Mill Pond, update landscaping in certain areas and will also be

using the reserves to deal with the wooden Pergola. We had earlier budgeted around \$20,000 for the Pergola replacement, as shown on the enclosed Reserve Analysis, but as discussed in the March newsletter, the quote we received is around \$34,000, but this time, the Pergola should last 75 years versus 10-12 years!

#### **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 for questions or comments about our (your) HOA! Board member contact info is below.

#### **CURRENT BOARD CONTACT INFO**

Cheryl Storey, Chair\*  
2605 Mill Pond Lane  
[CAstoria74@gmail.com](mailto:CAstoria74@gmail.com)  
(503) 329-1694

Lorelei Gurule, Treasurer  
265 29<sup>th</sup> Avenue  
[gurulecatmaster@aol.com](mailto:gurulecatmaster@aol.com)  
(505) 263-7983

Ryan Blum, Architect Chair  
2800 Mill Pond Lane  
[rhblum@gmail.com](mailto:rhblum@gmail.com)  
(503) 741-5335

Frank Betzer, Secretary  
275 29<sup>th</sup> Avenue  
[fbetzer15@gmail.com](mailto:fbetzer15@gmail.com)  
(971) 645-2306

Judith Huck, Landscape Chair\*  
2885 Mill Pond Lane  
[judith.huck@comcast.net](mailto:judith.huck@comcast.net)  
(503) 936-6661

\* - Board slots open for voting in 2023.

# MILL POND VILLAGE PLATTE MAP

