

STODDARD HOMEOWNERS ASSOCIATION, ANNUAL MEETING

September 29, 2026

Meeting Minutes of the Annual Stoddard Homeowners Association of Aloha, Oregon, held in the Butternut Creek Elementary school library on September 29, 2026 at 6:00pm

I. CALL TO ORDER

President, Michelle Woerner called the meeting to order at 5:58pm

II. ROLL CALL OF OFFICERS AND BOARD OF DIRECTORS

- a. Present: Michelle Woerner, Ryan Godsey, Darius Lawson, Mary Welch, Nancy Schworck
- b. Absent: none

III. ESTABLISHMENT OF QUORUM (20% =22)

- a. Homeowners present: 15
- b. Proxy vote count: 13

IV. APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING

Motion by Mary Welch

Seconded by Nancy Schworck, to approve the minutes of the Annual Meeting of September 16, 2025, Motion carried at 6:02pm

V. TREASURER REPORT

Treasurer, Ryan Godsey gave the report as follows at 6:02 pm:

2025 Stoddard HOA financial report: 1/1/2025 – 12/31/2025

- a. Total income: \$14,782.40
- b. Total expenditures: \$13,716.62
- c. Checking balance: \$21,025.06
- d. Reserve balance: \$29,032.38

VI. ELECTION OF BOARD OF DIRECTORS

- a. Candidates: Ryan Godsey
- b. Nominations from the floor: none
- c. Motion to vote for candidates by Lindsey Gay
- d. Seconded by Carlos Hanson
- e. Vote count: Unanimous

VII. Presentation from Clean Water Svcs

Butternut Creek restoration plan presentation was given by Sammy Magana and Rob Emanuel from Clean Water Services. Digital copies of the presentation are available upon request, please email Michelle Woerner at president.stoddardhoa@mail.com for a copy.

VIII. OPEN FORUM

- a. Resident Willie Welch suggested using the old tennis court to create a Four Square and Hop Scotch game. Suggested having a handyman paint the games out on the current concrete pad.
- b. Resident Michelle Dinsmore asked about follow up from the Common Area Committee work regarding doggy bag stations and benches. Darius Lawson volunteered to be the liaison between the Board and the Committee.

- c. Resident Lindsey Gay suggested that a document/database with all the resident email addresses/database be created. It was discussed to have volunteers go to door to door for the information.
- d. Resident Lindsey Gay suggested that we could hold HOA parties held in the former tennis courts common area location. Back to school, summer bbques, etc.
- e. Resident Nancy Schworck asked about contacting Washington County about installing speed bumps along Stoddard to help with the speeding traffic. Ryan Godsey relayed that the county will not install them on Stoddard.

IX. MEETING ADJOURNED

The Annual meeting was adjourned at 7:31pm

These minutes were prepared by Association Secretary and reviewed by Association President on October 15, 2026.


Michelle Woerner, Association President


Darious Lawson, Association Secretary