

STODDARD HOMEOWNERS ASSOCIATION, ANNUAL MEETING

September 16, 2025

Meeting Minutes of the Annual Stoddard Homeowners Association of Aloha, Oregon, held at the HOA common area, former playground, on September 16, 2025 at 6:00pm

I. CALL TO ORDER

President, Michelle Woerner called the meeting to order at 6:02pm

II. ROLL CALL OF OFFICERS AND BOARD OF DIRECTORS

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

III. ESTABLISHMENT OF QUORUM (20% =22)

- a. Homeowner vote count: 16
- b. Proxy vote count: 17

IV. APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING

Motion by Mary Welch, seconded by Lindsey Gay, to approve the minutes of the Annual Meeting of September 17, 2024. Motion carried by unanimous vote at 6:10pm.

V. TREASURER REPORT

Treasurer, Ryan Godsey gave the report Treasurer at 6:06pm
Numbers: numbers available upon request

VI. ELECTION OF BOARD OF DIRECTORS

- a. Candidates: Michelle Woerner, Darius Lawson
- b. Nominations from the floor: none
- c. Motion to approve both candidates as an uncontested slate by Michael Clardy, Motion seconded by Gabriel Vaught. Motion carried by unanimous vote at 6:10pm.

VII. COMMON AREA IMPROVEMENTS IDEAS AND PROPOSAL

- a. Resident Michelle Dinsmore presented ideas and cost for dog waste stations and benches for the common areas, and potential lighting for 2 common area pathways.
- b. The consensus was to look at installing 3 dog waste stations located at pathway off Lyons Ct, Leeds Ct and Naples St. And perhaps 1 bench at the top of the pathway at Naples St.
- c. It was discussed with the members and decided an ad-hoc Common Area Committee would be formed and Michelle Dinsmore, Gabriel Vaught, and Nancy Schworck volunteered.
- d. The Committee would work together to come up with specific dog waste stations and potential bench and relay their recommendations to the Board.

VIII. OPEN FORUM

- a. Resident Sean Carr asked what the status of the Pathway Committee work was over the last year. It was relayed that the Hillsboro School District removed the traffic block fence post at the top the pathway off Leeds Ct allowing for wheelchair access.
- b. Michelle Woerner and Ryan Godsey reported they walked the pathways with a contractor and the cost per pathway averaged approx. \$20,000 each path (there are 3 main paths). Due to the repairs needing to include sloping curbs to meet ADA requirements, some paths may involve removing a tree adding an additional cost. It was discussed that due to high cost, it would be most likely that we could repair 1 path. Given the new wheelchair access and no tree removal, we are considering replacing the path off of Leeds.

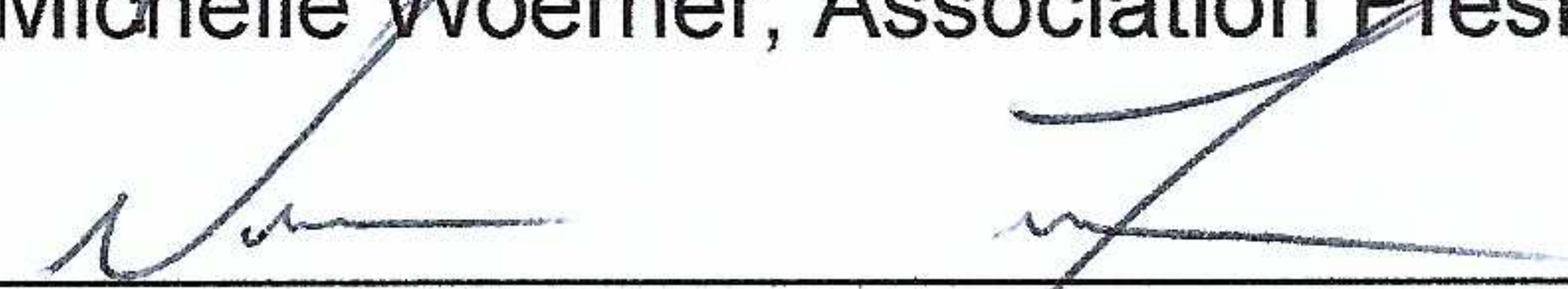
IX. MEETING ADJOURNED

The Annual meeting adjourned at 6:55pm.

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These minutes were prepared by Association Secretary and reviewed by Association President on October 23, 2025.


Michelle Woerner, Association President


Darious Lawson, Association Secretary