

To: Charbonneau Country Club Board of Directors
Hand delivered to Charbonneau Country Club office for distribution, and mailed:
32000 SW Charbonneau Drive
Wilsonville, OR 97070

Attention: Kathy Harp, President

CC: Gary Newbore, Pat Tewell, Lindy Anderson, Eugene Tish, John McLain, Ann Shelvin, Levi Smith, Steve Switzer

Subject: Special Meeting Request from Members, *Article IV. Membership, Section 6 of Bylaws*

Dear Board

In accordance with *Article IV. Membership, Section 6 of Bylaws*, please accept this letter as a written request of the members, who have a right to vote, for a Special meeting. Our signed roster of at least fifty, (50), Charbonneau Country Club members accompanying this request, is attached.

The purpose of the Special meeting is four-fold:

1. The Board to provide transparency on feasibility studies, financial impacts, market analysis, contracts let or contemplated i.e., any and all due diligence studies completed or planned along with their results including disclosure of loan details, reserve studies, home owner assessments, tax and legal analysis and/or liens placed on homeowner's property as a result of assessments for each of undertakings of (a) the Annex purchase / demolition / design / repurpose, construction, (hereinafter referred to as "Annex") and (b) the Golf Club agreement / merger / annexation / consolidation, acquisition, (hereinafter referred to as "Golf Club"). If the Board decides to not share such information, then a vote will be taken at the meeting (in accordance with *Article IV, Membership, Section 8 of Bylaws*) to demand the board provide full transparency to membership prior to any Board action proceeding with the "Annex" or "Golf Club".
2. The Board to agree to a membership vote of all members prior to Board action requiring financial commitment exceeding \$1,000,000.00 (cumulative of parts, long term or short-term obligation), to proceed with the "Annex" or Golf Club". If the Board does not agree to allow a vote of the membership, then a vote will be taken at the meeting, (in accordance with *Article IV, Membership, Section 8 of Bylaws*), to demand that such vote is required.
3. The Board agree to facilitate accomplishment of amendments and/or a complete redraft of the CC&R's, along with complimentary and corollary amendments to the bylaws, rules and regulation, et.al (i.e., the Governing documents), which meet current industry standards and best practices. This means increased transparency, increased communication with members, and increased community participation in major decision that would alter the costs and assessments associated with homeowners and members. Present same in advance or concurrent to two (2), above, or no later than 30 days in advance of the next annual meeting. After a Board resolution, according to *Article XI of Bylaws*, the changes to the Governing documents will be proposed by a special

committee comprised of an equal number of board members and membership at large and consultation with attorneys who practice in this area. The proposed changes will then be adopted only after receiving two thirds of the vote of those voting in person or by proxy at a Special meeting called for that purpose, or at the 2020 Annual meeting. If the Board is unwilling to proceed with this request, then a vote will be taken at the meeting (in accordance with *Article IV, Membership, Section 8 of Bylaws*), to demand such formation of a committee, and timeline for updating the Governing documents.

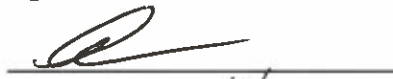
4. The Board agree to stop annual increases to HOA dues above the Consumer Price Index (CPI) without a vote of the members. In accordance with *Article VI, Section 3(c) of the CC&R's* the maximum allowable HOA dues increase for 2019 is approximately 2.9%, or \$1.60/month, instead the HOA dues went up \$10/month. In 2020 the maximum increase is approximately 1.9%, or \$1.24, instead the HOA dues will go up \$12/month. The Board is apparently retroactively applying CPI increases to years where there was no justification for an increase, for future years, in order to circumvent requirement of *Article VI, Section 3(d) of the CC&R's*, which require a vote of members. If the Board does not agree to stop making annual increases to the HOA dues above the CPI index, (as posted in July of the preceding year), without a vote by the members, then a vote will be taken at the meeting, (in accordance with *Article IV, Membership, Section 8 of Bylaws*), to demand that such vote is required.

Notwithstanding the above, we request, in accordance with *Article V. Board or Directors, Section 1. Powers and Duties, Article B*, the Board of Directors keep a complete record of all its acts and corporate affairs, and to present a statement thereof to the members attending the Special meeting regarding the "Annex", "Golf Club", updating the Governing documents, and how it determines HOA dues.

The undersigned members hereby petition the board of directors to set the earliest reasonable date, time and place for a special meeting for the purposes set forth above, and that notice and ballots be sent to the membership, by the board, or as agreed, consistent with *Article IV. Membership, Section 7 of Bylaws*.

Signature

Print Name & Address

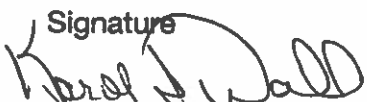
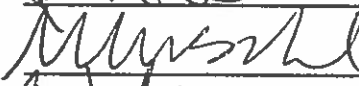
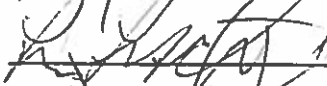
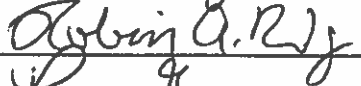
	DAVID MATTHEWS 31062 SW Country View Lane
	ALICE HARVEY 32300 SW ESTATE DR.
	TERRILL DGAN 31467 Country View Lane
	MIKE WALSH 32575 SW LAKE PT. CT.
	PATRICIA JACOBSON 32250 SW Armitage Pl
	JOHN D. JOHNSON 31062 SW Country View Lane

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Discuss then VOTE, in accordance with *Article IV, Membership, Section 8 of Bylaws*, the following items:

1. To demand the board, provide full transparency of its due diligence with the Annex (purchase and repurpose) and the Golf Club (merger/acquisition/purchase) to membership prior to any board action proceeding on same and as more specifically stated in letter CCC2019-001
2. To demand the board, is required to have a VOTE of homeowners for the Annex and Golf Club issues in advance of making financial commitments that exceed \$1,000,000 (cumulative of parts, long term or short-term obligations) and as more specifically stated in letter CCC2019-001
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4. To demand the board, stop its unilateral action to retroactively increase HOA fees from years that have already ended, i.e., 1978 to present and as more specifically stated in letter CCC2019-001

Signature	Print Name & Address
	KAROL WALL 32440 SW Armitage Ct
	MARY NIRSCHL 32285 SW Armitage Rd.
	BRAD JORDAN 7058 SW Ironwood Ct.
	Leslie Gerheit 32200 Armitage Pl.
	Scott Way 32240 ^{SW} Armitage Rd
	Robin Way 32240 SW Armitage Pl.
	Peggy GREEN 32285 SW Armitage Rd.
	JEAN B. SIEGEL 32485 SW ARMITAGE RD.
	DONNA JEAN SIEGEL 32485 SW ARMITAGE RD.

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Print Name & Address

<u>Mina Henderson</u>	<u>NINA HENDERSON 32665 SW Lake Point Ct</u>
<u>Margaret Jessica Taft</u>	<u>MARGARET JESSICA TAFT 32625 S.W. LAKE PT. CT.</u>
<u>Janet L. Crawford</u>	<u>JANET L. CRAWFORD 32625 S.W. LK. PT. CT.</u>
<u>Karen Siegel</u>	<u>KAREN Siegel 32635 S.W. Lake Pt. Ct.</u>
<u>Michael Hergert</u>	<u>Michael Hergert 32565 S.W. LK PT. CT.</u>
<u>Donna Hergert</u>	<u>DONNA HERGERT 32565 S.W. Lake Pt Ct</u>
<u>Florence Sexton</u>	<u>FLORENCE SEXTON 32645 SW Lake PT. CT.</u>
<u>Charles Hernet</u>	<u>CHARLES HERNETT 32620 SW LAKE POINT CT</u>
<u>Barbara G. Smith</u>	<u>Barbara G. Smith 32500 SW Lake Point Ct</u>
<u>Loren E. Shrock</u>	<u>Loren E. Shrock 7650 SW Arbor Lake Ct.</u>
<u>Betty J Shrock</u>	<u>Betty J Shrock 7650 SW Arbor Lake Ct.</u>

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Print Name & Address

William Peel

William Peel 32365 SW Armitage Rd.

Wendell Garner

Wendell Garner 32405 SW Armitage Rd.

Robert D. Bowler

Robert D. Bowler 32200 SW Armitage Rd.

Laura Schott

Laura Schott 32205 SW Armitage Rd.

MARK DAVIS

MARK DAVIS 32290 SW ARMITAGE CT E

PAT CLAWY

PAT CLAWY 32425 SW ARMITAGE RD.

Jim Schreiber

Jim Schreiber 32455 SW Armitage Rd.

LAWRENCE RIAN

LAWRENCE RIAN, 32005 SW ARMITAGE CT

Stanley J. Wall

Stanley J. Wall 32440 SW Armitage Ct.

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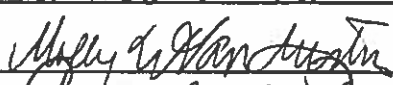
John Hector 31870 SW County View Ln



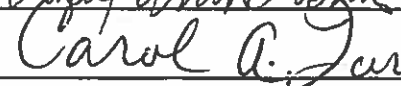
Floyd U. Winslow 32230 SW Arm Pl.



Patricia Winslow 32230 SW Armitage Pl.



MOLLY W. VAN AUSTEN 32210 SW ARMITAGE PL



CAROL AN TORRES 32280 SW. Armitage Cl. E. Wilsonville



MARYLEE H. KING 32275 SW Armitage Rd

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<u>Marilyn Anderson</u>	<u>Marilyn Anderson</u> 32220 SW Estate Post Rd.
<u>Dolores Scott</u>	<u>Dolores Scott</u> 32170 SW Arm. Ct N
<u>Constance Soper</u>	<u>Constance Soper</u> 32180 Estates Post Rd
<u>Teresa Weaver</u>	<u>Teresa Weaver</u> 32275 SW Estates Post
<u>Candace Plant</u>	<u>CANDACE PLANT</u> 32355 SW Estate Post Rd WILSONVILLE, OR 97070
<u>Peng Fu</u>	<u>Peng Fu</u> 32420 SW Estates Ct. S WILSONVILLE, OR 97070
<u>M L Udden</u>	<u>M L Udden</u> 32340 SW Estate Ct S
<u>Michael Davis</u>	<u>Michael Davis</u> 32320 SW ESTATES Ct N
<u>Dorothy Coughlin</u>	<u>Dorothy Coughlin</u> 32340 SW Estate Ct. N.
<u>Andrew Motive</u>	<u>Andrew Motive</u> 32270 SW Estate Ct. N.
<u>Leslie Drentlaw</u>	<u>Leslie Drentlaw</u> 32160 Armitt Ct N

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<u>Lorraine Hanson</u>	<u>Lorraine HANSON 32145 SW Armitag Rd.</u>
<u>Dennis Orsolini</u>	<u>DENNIS ORSOLINI 32170 SW LAKE DR.</u>
<u>Nancy Leigh</u>	<u>Nancy Leigh 32170 SW Lake Dr.</u>
<u>Janice L. Girt</u>	<u>7229 SW Lake Ct Janice L. Girt</u>
<u>Brian W Powell</u>	<u>Brian W Powell 7115 SW Molalla Bend Rd</u>
<u>Ellen Santer</u>	<u>Ellen Santer 7070 SW Molalla Bend Rd</u>
<u>Kerry Veen</u>	<u>Kerry Veen 7070 SW Molalla Bend Rd</u>
<u>Estela Foster</u>	<u>Estela Foster 7030 SW Molalla Bend Rd</u>

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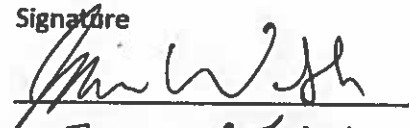
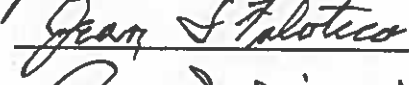
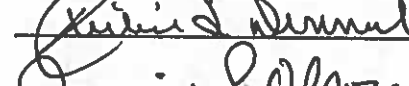
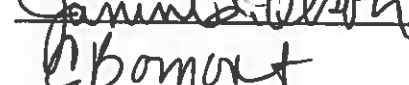
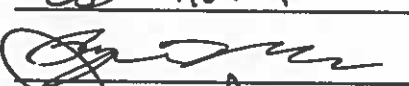
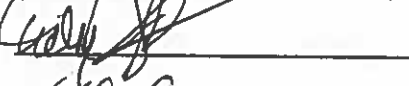
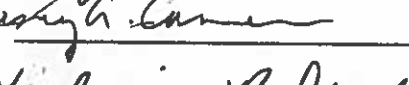
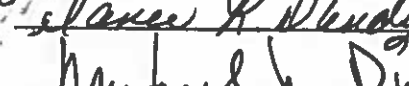
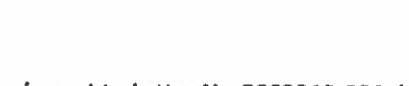
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Print Name & Address

	Jessica Walsh, 8315 SW Curry Dr. Unit A
	Jean Falotico, 8325 " " " " " "
	Vickie Dinnel, 8405 B " " " " " "
	Janine OLSON 8430 SW Curry Drive Unit A
	Challen Bomont 8410 Curry UNIT D
	Ryan Moore 8400 Curry Dr Unit A
	DAVID ROUZA 321FO ARMITAGE CT. N.
	Judy Johnston 7520 Bunker Post CSE
	Nancy Cameron 7047 SW Iron Wood Ct.
	M. R. DUNDY 31990 SW Village Cr.
	Michael W Dundy 31990 SW Village Crest Lane

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Print Name & Address

Marcia A Rogers
8100 SW FAIRWAY
Joseph Dylag
27630 SW 4th Ave Apt. 101

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<u>Tracie Stubblefield</u>	<u>Tracie Stubblefield 31081 SW Country View Lane</u>
<u>Marlene Apland</u>	<u>Marlene Apland 31155 SW Country View Loop</u>
<u>Bonnie McGregor</u>	<u>Bonnie McGregor 31377 SW Country View Ln.</u>
<u>Terrill Ogan</u>	<u>Terrill Ogan 31467 County View Lane</u>
_____	_____
_____	_____
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Steve Emmert	Steve Emmert 31603 SW Country View Ln., Wilsonville
Sandi Emmert	Sandi Emmert " "
Cathy Aldworth	Cathy Aldworth 31615 SW Country View Ln. Wilsonville
Nick Abap	Nick Abap 31710 SW Country View Ln., Wilsonville
George R. Paige	George R. Paige 31835 SW Country View Lane
Kim Scott	Kim Scott 31750 SW Country View Lane
Sandra McKinney	Sandra McKinney 31837 SW Country View Lane
Randy Ziegler	Randy Ziegler 31840 SW Country View Lane
Kusum Phadke	Kusum Phadke 68805 W. COUNTRY VIEW LN
Pat Hickman	PAT HICKMAN 31988 S.W. COUNTRY VIEW LANE
Kenneth L. Leander	Kenneth L. LEANDER 32000 SW Country View Ln.

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<u>Jean Martin</u>	<u>6823 SW Gate Post Ct. Jean Martin</u>
<u>Nell Martin</u>	<u>6823 SW Gate Post Ct. Nell Martin</u>
<u>Jan R Holmes</u>	<u>6810 SW Devonshire Ct Wilsonville Jan Holm</u>
<u>Sharon Espersen</u>	<u>6810 SW Devonshire Ct Wille S-mont Holmes</u>
<u>Ran Espersen</u>	<u>Sharon Espersen 31172 SW Country View Ln Wilsonville OR</u>
<u>Ed May</u>	<u>Ran Espersen 31172 SW Country View Ln Wilsonville OR</u>
<u>Lenly M Georhart MD</u>	<u>6806 SW Leekedkey Road</u>
<u>Tom R. Andrews</u>	<u>Lenly M Georhart MD 6803 SW Whentham Rd</u>
<u>Bill Dilz</u>	<u>Tom ANDREWS 6827 Whentham Rd 97170</u>
<u>John Holley</u>	<u>Bill DILZ 31533 SW Country View Ln</u>
	<u>John Holley 31147 SW Country View Ln</u>

PETITION FOR SPECIAL MEETING OF CHARBONNEAU COUNTRY CLUB

The undersigned members hereby petition the board of directors to set the earliest reasonable date, time and place for a special meeting for the purposes set forth below and that notice and ballots be sent to the membership as provided for in Article IV. Membership, Section 7 of Bylaws.

Discuss then VOTE, in accordance with Article IV, Membership, Section 8 of Bylaws, the following items:

1. To demand the board, provide full transparency of its due diligence with the Annex (purchase and repurpose) and the Golf Club (merger/acquisition/purchase) to membership prior to any board action proceeding on same and as more specifically stated in letter CCC2019-001
2. To demand the board, is required to have a VOTE of homeowners for the Annex and Golf Club issues in advance of making financial commitments that exceed \$1,000,000 (cumulative of parts, long term or short-term obligations) and as more specifically stated in letter CCC2019-001
3. To demand the board, form a special committee to update the HOA governing documents to current industry standards and best practices as more specifically stated in letter CCC2019-001.
4. To demand the board, stop its unilateral action to retroactively increase HOA fees from years that have already ended, i.e., 1978 to present and as more specifically stated in letter CCC2019-001

Signature

Print Name & Address

Linda Tarr

LINDA TARR 32325 SW ESTATES POST RD.

Carrell Keith

CARELL KEATH 8745 SW CURRY UNIT D

Heidrun Klein

HEIDRUN KLEIN 8735 SW CURRY DR

L. Penolleguez

8725 S.W. Curry Dr. Unit B

Sandy Burr

8715 SW Curry Dr. #B.

Margaret A. Flint

8715 S.W. Curry Dr. #D M. Flint

Judy Byrd

8645 S.W. Curry Dr. #D

Nasser Khatchou

NASSER KHATCHOU 8635 CURRY DR. #D

Joyce Weir

JOYCE WEIR 8635 SW Curry

Gloria Barron

8161 Barron Drive, Unit B, 8700

Tim O'Connor

TIM O'CONNOR 8505A SW CURRY

PETITION FOR SPECIAL MEETING OF CHARBONNEAU COUNTRY CLUB

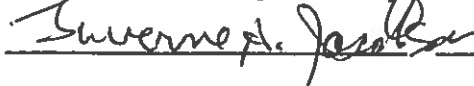
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Signature

Print Name & Address

	Alex Watkins 32535 SW Armitage Rd
	Charles M. Elder 32360 SW Armitage Rd
	Laurie Stumpf 32460 SW Armitage Ct
	Laverne Jacobson 32250 SW Armitage Pl.
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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Print Name & Address

<u>Sally Applegarth</u>	<u>Sally Applegarth</u>	<u>32660 SW Lake Point</u>
		<u>CTR</u>
<u>Cecile Teel</u>	<u>Cecile TEEL</u>	<u>32545 SW LAKE PT CT</u>
<u>Janette Walsh</u>	<u>32575 SW Lake Pt. Ct.</u>	<u>JANETTE WALSH</u>
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