

A stylized green willow tree with long, drooping branches and leaves, positioned on the left side of the image. The background is a gradient of light green to light orange.

Welcome Willows

Special Meeting 8/25/2026 7pm

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Meeting Overview

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Meeting Purpose

- ♦ Prepared and open Q&A from the Community with the Board
- ♦ Vote to Recall any Board Member
- ♦ Nominations for New Board Members
- ♦ Nominee Vetting
- ♦ Board Member Election
- ♦ 30-60-90 Day Commitment Plan of the New Board

Rules of Order

Guiding Principles:

- ♦ Everyone has the right to participate in discussion if they wish, before anyone may speak a second time.
- ♦ Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker.
- ♦ Only one thing (motion) can be discussed at a time.
- ♦ You may INTERRUPT a speaker for these reasons only:
 - to get information about business –point of information
 - to get information about rules– parliamentary inquiry
 - if you can't hear, safety reasons, comfort, etc. –question of privilege
 - if you see a breach of the rules –point of order
 - if you disagree with the president of the board's ruling –appeal
 - if you disagree with a call for Unanimous Consent –object

How does our voting work?

- ♦ Voting is to be in person or by proxy
- ♦ One vote per unit
 - If unit is owned by more than one person, any owner can vote for the whole.
 - If co-owners are present, vote must be unanimous
- ♦ Vote is equal to Ownership Percentage
 - i.e. it isn't one unit one vote, one unit might be 0.53% of the total vote. Ref Schedule D

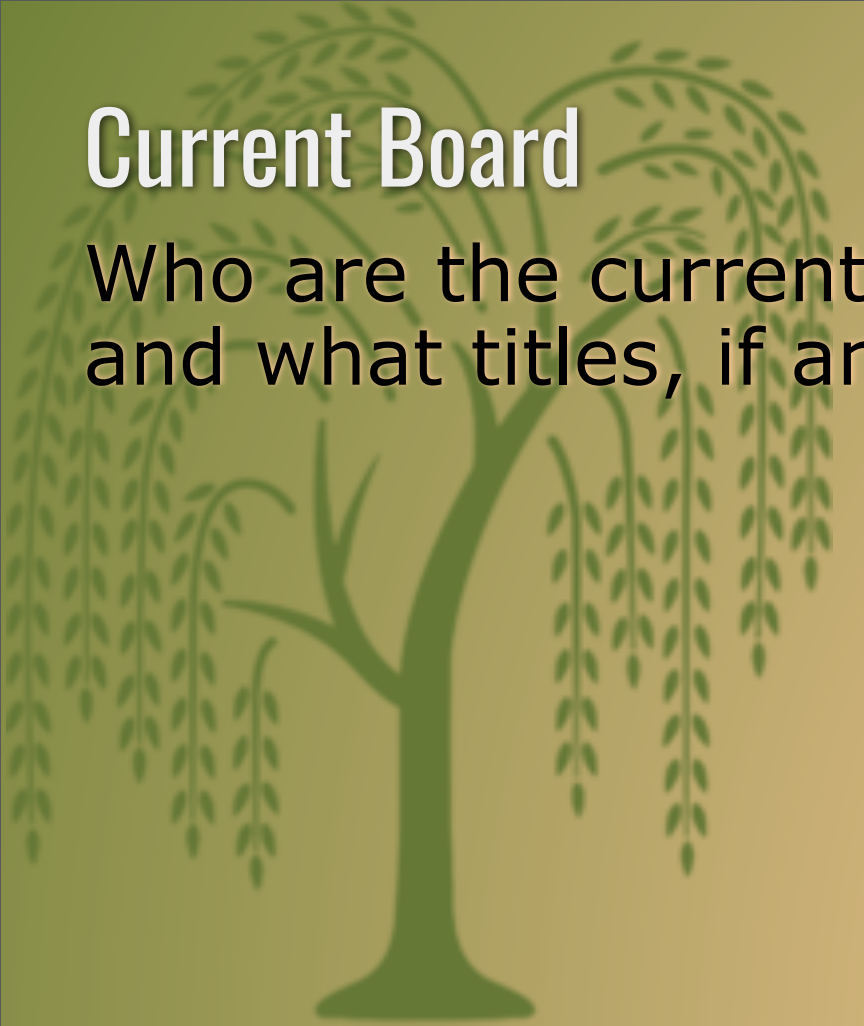
How will we count votes?

- ♦ We will do an observational majority unless a formal vote is called.
- ♦ Under a formal vote, every individual vote must be logged and the exact ownership percentage calculated



Prepared Questions

Prepared Questions

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Current Board

Who are the current sitting board members and what titles, if any, do they hold?

Where are the records?*

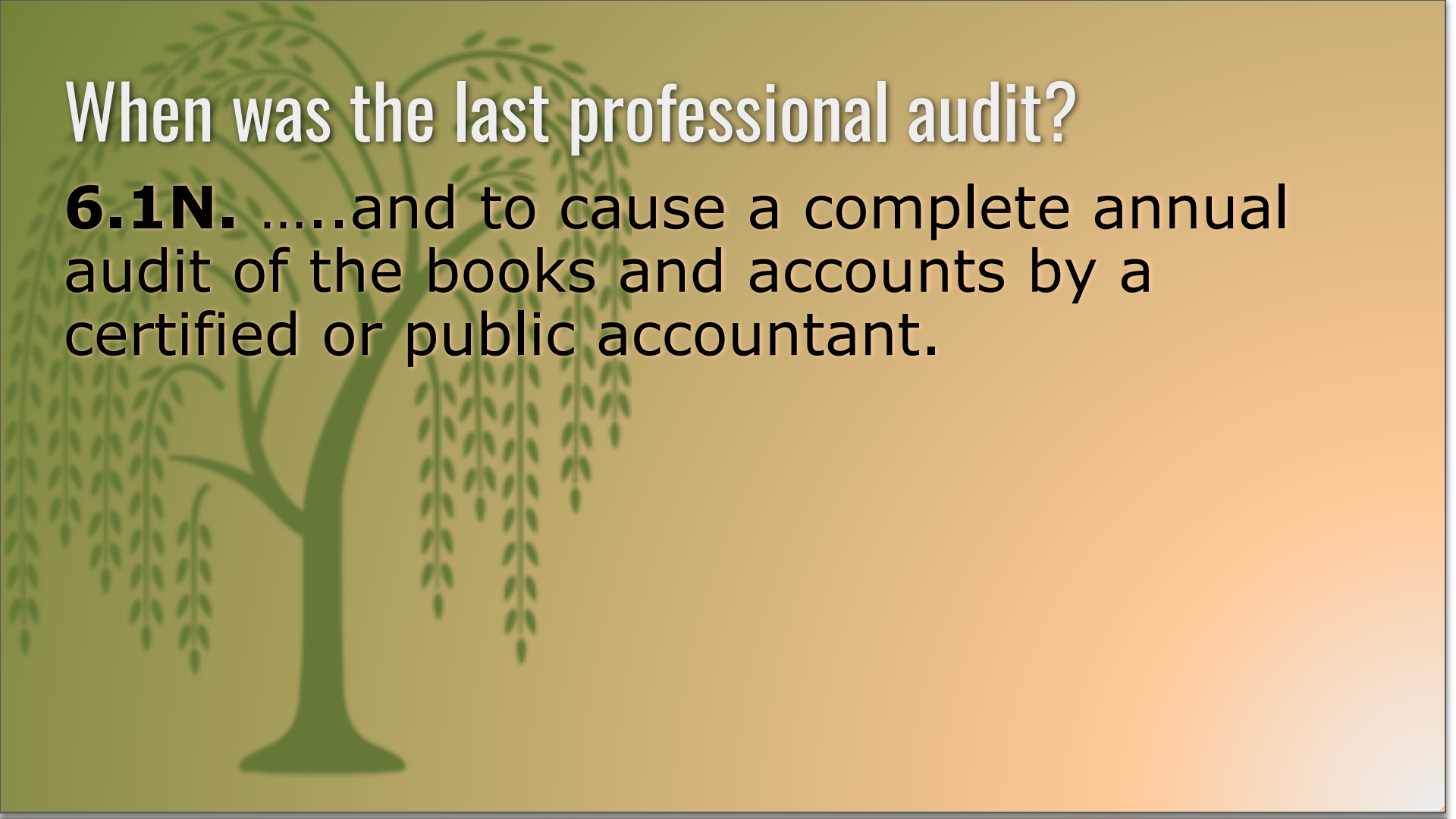
Bylaws 6.1N. To keep and maintain full and accurate books and records showing ALL of the receipts, expenses or disbursements of the Condominium Project; to permit examination thereof at any reasonable time by the Members...

Bylaws 8.8 Secretaryshall record all votes and keep all minutes of such meetings ...shall make available for inspection at the Association's principal office by Owners and prospective Owners during regular business hours of the Association...

Oklahoma Law 60 O.S. §§ 519–521 requires condominium governance through bylaws addressing Board administration, owner meetings, minutes, common-element maintenance, common expenses, and related responsibilities. The Association must also maintain detailed records of receipts and expenditures and make those records available for owner examination.

*this includes all contracts we are under as well.

Follow Up: If any records exist, why are they not being shared as is required?



When was the last professional audit?

6.1N.and to cause a complete annual audit of the books and accounts by a certified or public accountant.

Maintenance Issues

- ♦ Many owners report tickets because closed out before request is addressed, who has been closing out requests and why?
- ♦ Who is the person accountable for ensuring maintenance requests are followed up on?
- ♦ What is the timeframe owners can expect a professional to be sent to assess and quote the work?

Where are the bids?

12.2 (A) Contract Bids Prior to commencement of any repair or reconstruction, the Association shall **obtain bids from at least two reputable contractors.**

B. Books and Records The Association shall keep or cause to be **kept books and records with detailed accounts of all income, receipts and expenditures** affecting the Condominium Project and its administration, **itemizing the maintenance and repair expenses** with regard to the Common Elements **and any other expenses incurred** by or on behalf of the Condominium Project or the Association. Such books... **shall be available for inspection** by all Owners...

6.1(N) To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements of the Condominium Project...

General Questions

- ♦ Why was this meeting not made available online?
- ♦ Were there any other attempts at voter suppression? (Was any told not to attend or were selective notices sent?)
- ♦ When was the last formal board meeting?
- ♦ Were there or has there been any private door discussion to attempt to install pre-selected people onto the board?
- ♦ Where is your agenda and powerpoint?

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Questions from the Community

Community

Questions from the



Recall Vote

Recall Vote

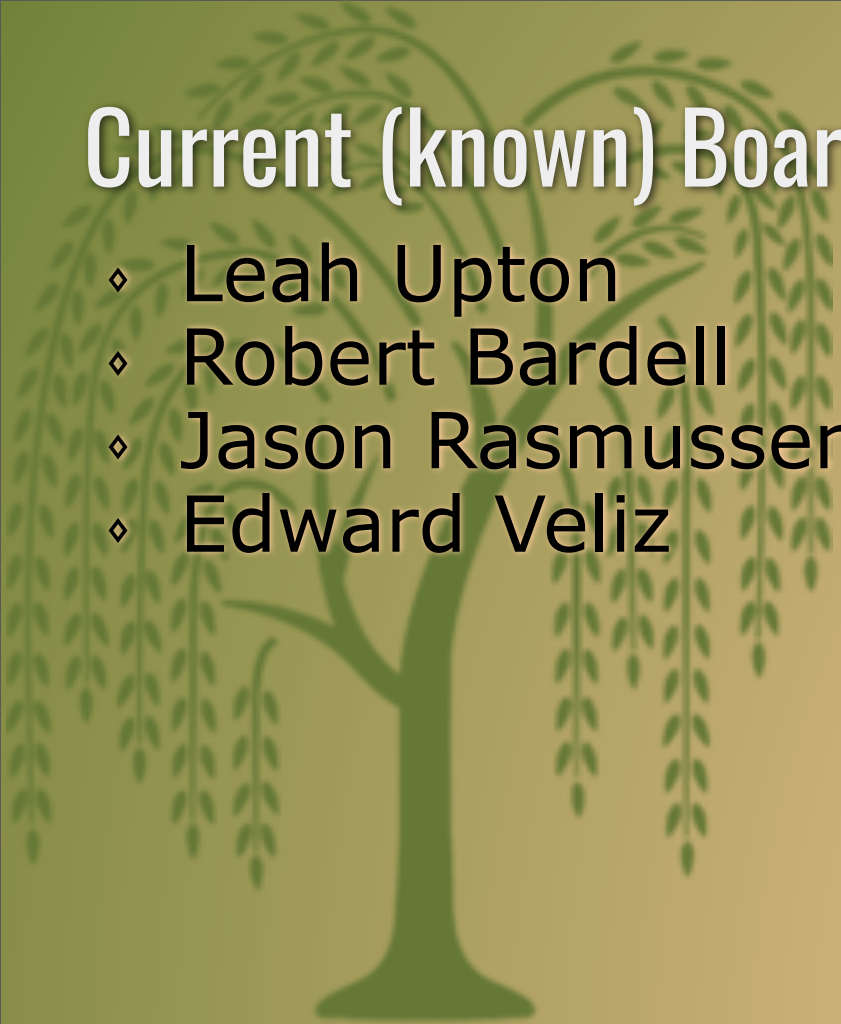
Bylaws 6.6 Resignation and Removal

At a special meeting of the Members of the Association duly called for such purpose, any director may be removed with or without cause upon the affirmative vote of a majority of the Members *present* in person or by proxy and entitled to vote.

Any director whose removal has been proposed by the Members shall be given an opportunity to be heard at such meeting.

Current (known) Board Members

- ♦ Leah Upton
- ♦ Robert Bardell
- ♦ Jason Rasmussen
- ♦ Edward Veliz

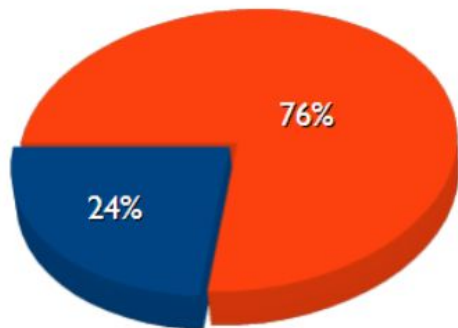


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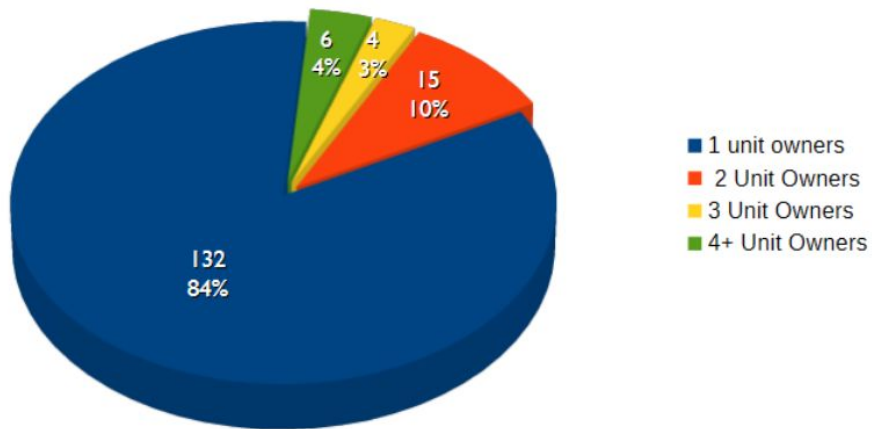
Call for Nominations

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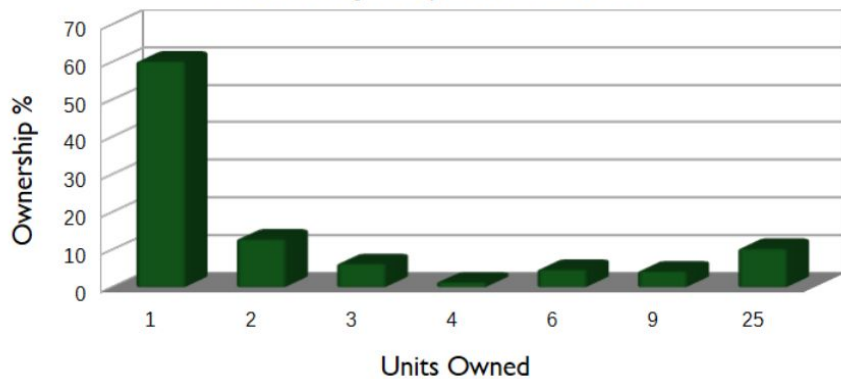
Investor-Owned vs Owner-Occupied



Owner Power



Ownership% by Units Owned





Nominee Vetting

Nominee Vetting



Board Member Election

Board Member Election

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30-60-90 Day Commitments

Commitments

30-60-90 Day