

Falcon Heights Condominium Association

Annual Board Meeting and Regular Board Meeting Minutes

Date: Thursday March 5, 2026

Meeting of the Falcon Heights Condominium Association was called to order at 6:05 p.m.

Roll Call / Attendance

Board Members Present:

- Anthony Anghinetti
- Greg Zoppetti
- Bill Sharp
- Dave Tatge
- Bob Coon

Board Members Absent:

- Brent Hublitz

Opening Statement

Vice Chair **Bill Sharp** read the Board's opening statement regarding meeting procedures, including notice that **audio or video recording of the meeting is prohibited** and that individuals violating this rule may be asked to leave the meeting.

Announcement of Special Election Results

Chairman Anghinetti announced the results of the **special election for a Board of Directors seat**, which closed on **Wednesday, March 4, 2026**. Based on the final vote tally, **Jacob Aaron** was declared the winner of the election. Mr. Aaron was formally **seated as a member of the Falcon Heights Condominium Association Board of Directors** at the meeting and **signed the Board Member Code of Conduct and Ethics**.

Board Discussion – Conduct of Board Member Brent Hublitz

Chairman Anghinetti introduced a discussion regarding the **conduct of Board Member Brent Hublitz**. During discussion, **Bob Coon made a motion to table the matter to a later date**. The motion was **seconded by Jacob Aaron**. The motion to table the discussion was **approved by unanimous vote of the Board**.

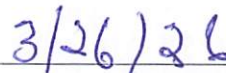
Adjournment

There being no further business, **Bob Coon made a motion to adjourn the meeting**. The motion was **seconded by Chairman Anthony Anghinetti** and **approved by the Board**.

The meeting was **adjourned at 6:25 p.m.**

Respectfully submitted, Greg Zoppetti Secretary





Opening Statement – Recording Prohibition

Before we begin tonight’s meeting, the Board would like to remind everyone that audio recording, video recording, or live streaming of this meeting is strictly prohibited.

This meeting is being conducted in accordance with the governing documents of the Falcon Heights Condominium Association and applicable Oregon law. In order to maintain an orderly meeting environment and protect the privacy of those present, no audio or video recording devices may be used during the meeting.

Any individual observed recording or attempting to record the meeting will be asked to immediately stop. Failure to comply may result in the individual being asked to leave the meeting.

Thank you for your cooperation so that we may proceed with the business of the Association.

FALCON HEIGHTS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS

CODE OF CONDUCT AND ETHICS FOR BOARD MEMBERS AND OFFICERS

(Approved by FHCA Board of Directors, April 14, 2022)

WHEREAS, the Bylaws of Falcon Heights Condominium Association has delegated the authority and responsibility to govern the operations of the community to its Board of Directors, and

WHEREAS, the Board of Directors is responsible for appointing officers and committee members and to solicit/involve other volunteers, and

WHEREAS, the Board has the fiduciary duty and responsibility to set a standard and level of behavior that is in the best interest of the entire community of Falcon Heights.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of Falcon Heights (FH) Condominium Association (FHCA) hereby adopts the following Code of Conduct, standards of behavior, ethical rules and procedures that are applicable to all Board members and officers:

1. Board members will use their best efforts at all times to make decisions that are consistent with high principles and in the best interests of the entire FH Community; adhere to and enforce FHCA Covenants, Conditions & Restrictions (CC&R's) and the FHCA Bylaws as Recorded and amended, and as further defined by FHCA Rules & Regulations, and Architectural Guidelines adopted by the Board of Directors, and the Oregon Revised Statutes "Oregon Condominium Act" as applicable to the Community;
2. Board members will seek to protect and enhance the safety and property value of the owners, including maintaining and supporting the unique character of the Association and its neighborhood, maintain in good condition the assets of the Association, promote the cleanliness, and proper maintenance of the community center, streets, green space, parks, etc. owned by FHCA.
3. No Board member should engage in any writing, publishing, or speech making that defames any other member of the Board, homeowner or resident of the community. Personal attacks against Board members, homeowners, residents, and the Association's designated management company are prohibited and are not consistent with the best interests of the community.
4. Confidentiality of all homeowners and residents' personal lives shall be respected and protected by Board members and issues of a personal nature shall only be discussed in Executive Session and remain confidential.
5. Language at Board meetings and other meetings will be kept professional. It is understood that differences of opinion will exist. They should be expressed in a clear and business-like fashion and will be noted in the minutes of such meetings. Proper parliamentary procedure should be allowed to have such dissenting positions stated clearly.
6. No Board member will knowingly misrepresent facts to the residents of the community for the sole purpose of advancing a personal cause or influencing the community to place pressure on the Board to advance a personal cause.
7. It is the responsibility of all Board members to avoid even the appearance of impropriety and to disclose any potential conflict of interest. If there is a conflict of interest, the Board member will abstain from participation of Board activities and abstain from votes in which the conflict exists.
8. No Board Member shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan, or any other thing of monetary value made with the intent of influencing a decision or action on any official matter, or from a person who is seeking to obtain contractual or other business or financial relations with the Association;

FALCON HEIGHTS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS

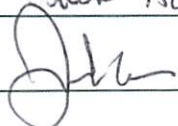
9. No Board member serving the community may use his/her position to enhance his/her financial status through the use of certain contractors or suppliers by advocating Association policies that benefit themselves but are not consistent with the interests of the overall Association;
10. Any Board Member unable or unwilling to abide by the Code of Conduct and Ethics or unable or unwilling to fulfill the responsibilities of their Board position will resign from his/her position.
11. Existing and future Board members, including persons running for election to the Board of Directors, will be given a copy of this Code of Conduct and will be asked to voluntarily sign that they have received it, have read it and agree to abide by it;
12. Materials describing the candidacy of persons running for the Board of Directors shall note any situations where the candidate has not signed this code. Meeting minutes will reflect if existing Board members choose to not sign this code;
13. Any violation of the above points will result in immediate resignation of the Board member;

The resolution is ratified April 14, 2022 at an open Board meeting where a quorum of the Board was present and will become effective immediately.

STATEMENT:



Existing and future Board members, including persons running for election to the Board of Directors will be given a copy of this Code of Conduct and will be asked to sign that they have received it, have read it and agree to abide by it;

I have received, read and agree to abide by the FHCA Board of Directors Code of Conduct detailed above.

NAME	Jacob Aarso
SIGNATURE	
DATE	3/5/2020

SIGNATURE OF OFFICER OF THE BOARD

The undersigned officer of the Falcon Heights Condominium Association acknowledges receipt of this document in accordance with the rules set forth, as adopted by the Board of Directors.

NAME, TITLE	
SIGNATURE	
DATE	3/5/20