

Falcon Heights Condominium Association

Annual Board Meeting and Regular Board Meeting Minutes

Date: Tuesday, February 3, 2026

Annual Meeting

The Annual Meeting of the Falcon Heights Condominium Association was called to order at 6:02 p.m.

Roll Call / Attendance

Board Members Present:

- Anthony Anghinetti
- Robert Stroop
- Bill Sharp
- Dave Tatge

Board Members Present via Phone:

- Deb Neubauer

Board Members Absent:

- Tom Franks

Opening Statements

Mr. Bill Sharp read an opening statement. See attached.

Chairman Anthony Anghinetti then read an additional statement. See attached.

Resolution

FHCA Resolution 2026-003 – Certification of Proxies and Proof of Notice of Unit Owners was presented. See attached resolution. A motion to approve the resolution was made by Anthony Anghinetti, seconded by Dave Tadge, and passed.

Adjournment of Annual Meeting

A motion to adjourn the Annual Meeting and open the Regular Board Meeting was made by Anthony Anghinetti, seconded by Dave Tadge, and passed.

Regular Board Meeting

The Regular Board Meeting was opened immediately following the adjournment of the Annual Meeting.

2026 Board Election Results

The results of the 2026 Board Election were announced by ranking. See attached.

The following four candidates were seated as members of the Board of Directors:

- Greg Zoppetti
- Bob Coon
- Anthony Anghinetti (re-elected)
- Brent Hublitz

Code of Conduct and Ethics

Newly seated Board Members were asked to sign the Code of Conduct and Ethics for Board Members and Officers.

At that time, Mr. Brent Hublitz read a statement objecting to the Code of Conduct and Ethics into the record. See attached.

All new Board members submitted signed copies of the Code of Conduct and Ethics

Recognition of Outgoing Board Members

The Association thanked Deb Neubauer and Robert Stroop for their service as they stepped down from the Board of Directors.

Election of Officers

Chairman:

Bob Coon nominated Anthony Anghinetti for the position of Chairman. Mr. Anghinetti accepted the nomination. The nomination was seconded by Bill Sharp.

Votes in favor: Greg Zoppetti, Bob Coon, Dave Tadge, Bill Sharp

Vote opposed: Brent Hublitz

The motion passed, and Anthony Anghinetti was elected Chairman.

Vice Chairman:

Anthony Anghinetti nominated Bill Sharp for Vice Chairman. Mr. Sharp accepted the nomination. Proposed by Bob, seconded by Greg. Passed unanimously.

Treasurer:

Anthony Anghinetti nominated Bob Coon for Treasurer. He accepted the nomination. Proposed by Bill, seconded by Dave. Passed unanimously. Motion was made by Tony to remove all previous board members that were signers on the bank accounts and to add the new Treasurer, Bob Coon as an authorized signer on all accounts. Second by Bill, approved.

Secretary:

Anthony Anghinetti nominated Greg Zoppetti for Secretary. He accepted the nomination. Proposed by Anthony, seconded by Bill. Passed unanimously.

Future Meetings

- A Special Meeting for the Special Election of the Condominium Association will be held on March 5, 2026 at 6:00 p.m.

- The next Regularly Scheduled Board Meeting will be held on March 12, 2026 at 6:00 p.m.

Adjournment

There being no further business, the Regular Board Meeting was adjourned.

Respectfully submitted,

 Greg Zoppetti, Board Secretary

Opening Statement – Board Meeting (Read Aloud by Bill Sharp)

This is a meeting of the Board of Directors of Falcon Heights Condominium Association. The purpose of this meeting is to conduct the business of the Association as outlined on the agenda.

Board meetings are not a forum for debate, commentary, or disruption. Homeowners may observe the meeting, but interruptions, speaking out of turn, or attempts to interfere with the conduct of business will not be tolerated.

Any homeowner wishing to address the Board must wait to be recognized by the Chair and must limit their comments to the time and subject permitted.

If interruptions or disruptive behavior continue after a warning, the individual will be asked to leave. If interference persists or the meeting cannot be conducted in an orderly manner, the Board will recess or adjourn the meeting.

The Board will now proceed with the meeting.

Chairman's Statement — Calling of Special Meeting

Before we move into the regular agenda this evening, I need to address a governance matter and formally announce the calling of a special meeting of the Association.

During a recent review of our election records and governing documents, the Board recognized an oversight related to the most recent Board election process. Specifically, one Board position that is currently being held by an appointed director could have been included in the regular election under the Association's bylaws.

I want to be clear with everyone here tonight: this was an oversight, and the Board is taking action to resolve this.

In reviewing how this occurred, we determined that the appointment itself followed a process that has been used historically within the Association over many years. However, longstanding practice does not replace or override the requirements set forth in our governing documents. Once this oversight was identified, the Board took steps to correct it.

Our bylaws allow the Board to fill vacancies on an interim basis; however, they also require that a successor be elected to fill the unexpired term at either the next annual meeting or at a special meeting called for that purpose. To comply with that requirement, I am formally calling a special meeting of the Association to take place on March 5th.

A written notice outlining the circumstances, along with the agenda for that special meeting and the timeline for opening the application and election process for this single Board position, will be mailed and emailed to all homeowners. That notice will provide full details of the process.

The purpose of the special meeting will be limited and specific: to address this matter in a manner that is transparent, orderly, and consistent with our bylaws, and to ensure that the position in question is properly filled by vote of the membership.

This matter is being brought forward now so it can be corrected promptly and properly. With that, we will proceed with tonight's regular agenda.



FALCON HEIGHTS CONDOMINIUM ASSOCIATION

ANNUAL MEETING 2026

RESOLUTION 2026-003

DATED 2/3/2026

TITLE: Certification of Proxies and Proof of Notice to Unit Owners

WHERE AS the Falcon Heights Condominium Association Bylaws, Article 2, specifies that an annual meeting is required of the Unit Owners on the first Tuesday in the month of February, and

WHERE AS the Falcon Heights Condominium Association Bylaws, Article 2 specifies that the proof of notice and certification of proxies by provided and

WHERE AS a certification of a quorum of the unit owners is declared or that a quorum is not met,

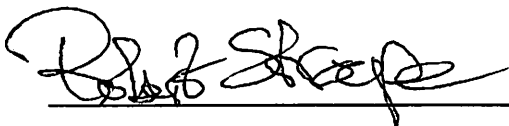
NOW THEREFORE the Falcon Heights Board of Directors in attendance, hereby approves Resolution 2026-003 and declares through the duly elected Board of Directors Chairman that a proof of Notice was provided, proxies have been certified and a quorum is:

_____ PRESENT  _____ NOT PRESENT (since 2002)

Accepted this 3rd day of February 2026 by a Board of Directors majority vote.



Anthony Anghinetti, Chairman



Robert Stroope, Secretary



5160 Decarie Boulevard, Suite 502
Montreal, QC, H3X 2H9 Canada
1 (800) 585-9694

Jan 31, 2026

Falcon Heights Condo Assoc
10301 Preddy Avenue
Klamath Falls, OR
97603 United States

To Whom It May Concern:

The following election results are certified by Simply Voting to have been securely processed and accurately tabulated by our independently managed service.

Respectfully yours,

Brian Lack
President
Simply Voting Inc.

Results - 2026 FHCA Board Election

Start: 2026-01-02 08:00:00 America/Los_Angeles
End: 2026-01-31 17:00:00 America/Los_Angeles
Turnout: 173 (64.8%) of 267 electors voted in this ballot.

Connie Neifson 5:24 pm
guy 5:24 PM

Candidates

Option	Votes		
Greg Zoppetti	91 (13.3%)	+ 4	95
Anthony Anghinetti	88 (12.9%)	+ 5	93
Brent Hublitz	73 (10.7%)	+ 3	76
Bob Coon	71 (10.4%)	+ 4	75
Nancy Anderson	67 (9.8%)	+ 3	70
Jacob Aaron	61 (8.9%)	+ 3	64
Sheri Hopson	57 (8.3%)	+ 4	61
Aja Phelps	53 (7.7%)	+ 1	54
Debbie Neubauer	51 (7.5%)	+ 3	54
Charles LaFrance	47 (6.9%)	+ 2	49
Cindy Rodgers	25 (3.7%)	+ 1	26

VOTER SUMMARY

Total Voters	173
Abstain	2 (1.2%)



Election ID: 279396
 To validate the authenticity of this report please contact Simply Voting at info@simplyvoting.com.

Cornie Neilson 5:24 pm
guy 5:24 pm

Candidate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Total
Anthony Anghinetti	1	1		1		1	1													5
Sheri Hopson	1	1		1			1													4
Debbie Neubauer						1	1	1												3
Greg Zoppetti	1	1			1	1														4
Bob Coon		1	1		1				1											4
Nancy Anderson	1					1	1													3
Jacob Aaron			1	1					1											3
Brent Hublitz			1	1	1															3
Charles LaFrance			1		1															2
Aja Phelps									1											1
Cindy Rodgers								1												1
	4	4	4	4	4	4	4	4	4	1	0	0	0	0	0	0	0	0	0	33

Due to
Judy Howe
Joyce Dickson
Ebra Stant

BILL SHARP Bill Sharp BOARD MEMBER WITNESS

I support the intent of the Board of Directors

Code of Conduct and Ethics and agree with upholding Professionalism, fiduciary responsibilities, and ethical behavior in service of the Falcon Heights Community.

However, I object to provisions within the Code that appear to restrict an elected director's ability to speak openly, express dissenting viewpoints, or communicate transparently with the membership, ~~especially~~ ^{particularly} where such speech is lawful, factual, and made in good faith.

Under ORS 100.407, condominium associations are required to conduct business transparently, including open meetings and proper disclosure to owners. As an elected director, I have a fiduciary obligation to communicate honestly with the membership and to raise concerns when governance issues arise.

1

I was elected by the community with the understanding that I would represent their concerns and perspectives, including when those views differ from the majority of the Board.


Principled disagreement, transparency, and advocacy on behalf of owners are consistent with my fiduciary duties and do not constitute misconduct.

I further object to any language in the Code suggesting automatic or forced resignation for violations. Under ORS 100.480, removal of a director may occur only in the manner provided by the Association's Bylaws or by a vote of the owners. A board-adopted policy cannot override statutory requirements or member voting rights.

Additionally, while ORS 100.478 grants the Board authority to manage the affairs of the association, that authority does not extend to silencing elected directors or limiting lawful speech made in furtherance of fiduciary responsibilities.

(2)

For these reasons, while I remain fully committed to acting ethically, professionally, and in the best interest of the community, I cannot agree to any interpretation or enforcement of this code that conflicts with Oregon law, the Association's governing documents, or my obligations to the membership. I respectfully request that this objection be entered into the meeting minutes.

Brent A. Hublitz


03 Feb 26.

3

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	
SIGNATURE	
DATE	

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	