

**Ochoco West Property Owners' Association**  
**Annual Meeting & Organizational Meeting Minutes**  
**March 14, 2026**

Lisa Logan called the meeting to order at 12:11 pm.

**I. Roll Call**

Present - Lisa Logan, President (2025-2027)

Present - Vice President, Jim Friese (2025-2027)

Vacant Position - Secretary, Vacant (2024-2026)

Present - Treasurer, Jasmine Harding (2025-2027)

Absent - Board Member at Large, Garrett Erwin (2024-2026)

Jasmine Harding vocally resigned from her position.

95 lots were represented: 58 in person and 37 by proxy. Quorum requirement is 20% of the voting rights. Twenty percent of 526 is 106.

Lisa read from the bylaws:

Quorum of Owners 3.5 (c) IF any meeting of members cannot be organized because of a lack of quorum, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. For each adjourned meeting, the quorum requirement shall be reduced by one-fourth (1/4) of the quorum requirement of the previous meeting.

She asked if there was any objection to adjourning for ten minutes to allow the community to try and get more lots represented by owners or proxies. Hearing no objections, the meeting was adjourned at 12:15 pm.

Lisa called the meeting back to order at 12:30 pm. At that time, the quorum requirement dropped by one-fourth (1/4) making the new quorum requirement 80.

96 lots were represented: 58 in person and 38 by proxy.

Lisa opened the floor to nominations.

Mitch Logan nominated Bob Denfeld, Elsa Hyder seconded the motion. Bob accepted the nomination.

Dena Dunkin nominated Crystal Helms, Elsa Hyder seconded the motion. Crystal accepted the nomination.

Mike Hedrick nominated Leeann Sneeth. Leann declined the nomination.

Leann Sneeth nominated Pamela Wittman. Pamela declined the nomination.

Pamela Wittman nominated Kevin Hoverkamp. Kevin declined the nomination.

Jasmine Harding nominated Mike Hedrick. Mike declined the nomination.

Kevin Hoverkamp nominated Kevin Mann. Kevin declined the nomination.

Lisa asked if there were any more nominations. Hearing none, she closed the nominations and asked for volunteers to witness the ballot counting. Kevin Mann, Ashley Walker, and Deborah Eshelman volunteered. The board took a recess starting at 12:52 pm while Lisa Logan and the volunteers went into the office and counted the ballots.

The meeting was reconvened at 1:21 pm. Lisa announced the election results as follows:  
96 lots were represented. 58 in person and 38 by proxy. One ballot was not counted because it was ambiguous.

89 votes for Bob Denfeld  
57 votes for Elsa Hyder  
27 votes for Crystal Helms.

Bob Denfeld and Elsa Hyder are the new directors whose terms run from March 14, 2026, to the annual meeting in 2028.

Lisa adjourned the annual meeting at 1:23 pm.

Lisa called the organizational meeting to order at 1:25 pm.

After a brief discussion Elsa nominated Jim Friese as president, Bob Denfeld as Vice President, Elsa Hyder as Secretary, and Lisa Logan as Treasurer. Bob seconded and the motion carried unanimously.

Meeting was adjourned at 1:30 pm.

**Next meeting:**

6:00 pm Wednesday, April 8<sup>th</sup> at the community hall.