



**SCHLOTFELDT**  
Law Firm, PLLC

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Albert F. Schlotfeldt  
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\*Admitted in OR & WA

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Phone 360-699-1201 • Fax 360-693-2911

October 28, 2022

*VIA CERTIFIED MAIL AND EMAIL*

Kyle Grant | Tonkon Torp LLP  
Attorney  
888 SW Fifth Ave., Suite 1600  
Portland OR 97204

Re: Seaview Condominiums

Dear Kyle,

Enclosed please find my letter that is being served on Elisa Buckley as Secretary of Seaview along with two petitions signed by the owners of four units or 33.34% of the units owned within the Seaview Condominiums. It includes units 201, 401, 402 & 302. The petitions call for a Special Meeting pursuant to Article III Section 7 of the original 1996 Bylaws of the Association of the Unit Owners of Seaview Condominiums ("Bylaws") for the purpose of removing each member of the Board of Directors individually pursuant to Article IV Section 5 of the Bylaws, and demand that notice be sent to the membership in accordance with the Bylaws. The Secretary is required under Article III Section 7 of the Bylaws to mail a notice of the meeting to each of the unit owners stating the purpose of thereof and the time and place where it is to be held at least seven (7) days but not more than fifty (50) days prior to the meeting.

Please be advised that we also have in our possession proxies from owner(s) in 5 of the 6 co-owned units (101, 102, 202, 203 & 303). The effect of this is that absent a unanimous vote for removal of the current Directors, these 5 units will be disregarded in the vote, per Article II Section 2, of the Seaview Bylaws. If there is not full agreement among owners in a co-owned unit, the vote of such unit is disregarded completely in determining the proportion of votes given with respect to such matter. This will leave units 103, 301 & 403 as the only units that could vote "no", with a total possibility of 3 votes. Conversely, we have units 201, 302, 401 & 402 voting "yes" for removal, this is 4 votes and the majority, and will prevail.

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To see this matter settled in a more amiable fashion we would be willing to forego the Special Meeting if the Board members voluntarily resign and step down, all banking and account information be turned over immediately and all other information be turned over in two weeks. Also, the Board may not enter into any contracts or write or sign any checks in the interim.

This offer will remain open for seven days from the date of this letter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'A. Schlotfeldt', with a long horizontal flourish extending to the right.

Albert F. Schlotfeldt

ENCLOSURES: LETTER TO ELISA BUCKLEY, PETITIONS FOR UNITS 201, 401, 402, & 302



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October 28, 2022

*VIA PERSONAL SERVICE AND CERTIFIED MAIL*

Elisa Buckley  
20445 SW Bermuda Court  
Beaverton, Oregon 97078.

Re: Seaview Condominiums, Petition for Special Meeting

Dear Ms. Buckley,

This letter and enclosures are being served upon you in your capacity as Secretary of the Seaview Condominiums. I have enclosed two Petitions signed by the owners of four units or 33.34% of the units owned within the Seaview Condominiums. It includes units 201, 401, 402 & 302. The petitions call for a Special Meeting pursuant to Article III Section 7 of the original 1996 Bylaws of the Association of the Unit Owners of Seaview Condominiums ("Bylaws") for the purpose of removing each member of the Board of Directors individually pursuant to Article IV Section 5 of the Bylaws, and that notice be sent to the membership in accordance with the Bylaws.

You are required under Article III Section 7 of the Bylaws to mail a notice of the meeting to each of the unit owners stating the purpose of thereof and the time and place where it is to be held at least seven (7) days but not more than fifty (50) days prior to the meeting.

Very truly yours,

Albert F. Schlotfeldt

ENCLOSURES: PETITIONS FOR UNITS 201, 401, 402 & 302.  
Copy To: Kyle Grant, Attorney at Law



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### Unit Owner Petition Form

The undersigned members hereby petition the Board of Directors to set the earliest reasonable date, time and place for a special membership meeting pursuant to Article III, Section 7 of the 1996 Original Bylaws of the Association of Unit Owners of Seaview Condominiums (the "Bylaws") for the purpose of removing each member of the Board of Directors individually pursuant to Article IV Section 5 of the Bylaws, and that notice be sent to the membership in accordance with the Bylaws of the Association of Unit Owners of the Seaview Condominiums.

Signature

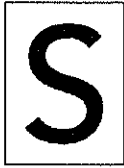
Name [Printed] and Address

William A. Malland

115 N. Miller St. - Units 401, 402, 302  
Rockaway Beach, OR 97136

Michele M. Malland

Home Address 13511 SE Rivercrest Dr.  
Vancouver, WA 98683



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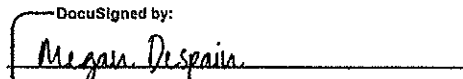
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#### Signature

DocuSigned by:  
  
89A1DE968005423...

DocuSigned by:  
  
FDA5C0C9370E41B...

#### Name [Printed] and Address

Megan Despina

115 N. Miller St. #201  
Rockaway Beach, OR. 97136

Wendy Y. Cook