

DATE: January 30, 2026

TO: All Homeowners of Record
In Summer Lake

FROM: Board of Directors
AMART Summer Lake Homeowners Association

SUBJECT: **NOTICE OF ANNUAL MEETING**

All homeowners are hereby notified that the Annual Meeting of AMART Summer Lake Homeowners Association is called as follows:

DATE: Wednesday, February 25, 2026

TIME: Sign-In at 5:45pm; Call to Order at 6:00pm

PLACE: Zoom Video/Conference Call

To join the meeting, please visit <https://zoom.us/> or dial +1-253-215-8782 and enter the following credentials:

Meeting ID: 820 2196 1809

Passcode: 806705

PURPOSE: To transact association business, which may properly come before the meeting or any adjournment thereof

**SUMMARY
AGENDA**

1. Call to Order – 6:00pm
2. Report on Quorum
3. Introductions
4. Approval of Minutes of 2025 Annual Meeting
5. Nominations & Election of Directors
6. Announcement of Election Results
7. Financial Report & Budget Review
8. Approval of 2026 Budget
9. President's Report
10. IRS Revenue Ruling 70.604
11. Adjournment

BOARD MEETING TO IMMEDIATELY FOLLOW ANNUAL MEETING

A PROXY IS ENCLOSED FOR YOUR CONVENIENCE. PLEASE RETURN YOUR PROXY WHETHER OR NOT YOU PLAN TO ATTEND THE ANNUAL MEETING.

A quorum of at least 20% of Summer Lake Owners must be represented at the Annual Meeting in person or by proxy to hold a legal meeting.

<p>Contact your Community Manager, Stephanie Doebele, with any questions at (503) 670-8111 x 5230 or stephanie.doebele@managementtrust.com.</p>

**PLEASE COMPLETE &
RETURN THIS FORM**



The Management Trust™
PROPERTY SERVICES. BUILT DIFFERENTLY.

**AMART SUMMER LAKE HOMEOWNERS ASSOCIATION
2026 ANNUAL MEETING**

PROXY

Please complete and return this Proxy to arrive before noon on February 25, 2026 to ensure your Proxy is counted. If you attend the meeting, you may reclaim your Proxy and vote in the usual manner.

CHECK ONLY ONE:

☐ **OPTION #1: Proxy Appointment:** I appoint the following as my proxy for the purpose of establishing meeting quorum, voting in the election for the Board of Directors, voting on the Association's annual budget and other matters of business that are voted on at this meeting.

Name of Proxy: _____. If my Proxy fails to attend the meeting, or if this section is blank, the Chairperson shall serve as my proxy.

☐ **OPTION #2:** To establish quorum only.

IN WITNESS WHEREOF,

I have executed this proxy on this _____ day of _____, 2026.

(Property address(es) - Please list all Lots owned)

(Signature of Owner)

(Printed Name of Owner)

NOMINATIONS: On the back of this Proxy is a form to nominate candidates for election to the Association's Board of Directors. Three (3) positions will be filled at the meeting. If you wish to nominate the candidates of your choice, please fill out the enclosed form.

This Annual Meeting Notice and Proxy/Nomination form can be found online at <https://my.managementtrust.com/>. Please contact our office if you need assistance logging into your online portal.

E-mail proxies to marisa.preston@managementtrust.com or mail to
19801 SW 72nd Ave, Suite 350, Tualatin, OR 97062.

**AMART SUMMER LAKE HOMEOWNERS ASSOCIATION
2026 ANNUAL MEETING**

NOMINATIONS TO THE BOARD OF DIRECTORS

I nominate the following homeowners to be considered at the Annual Meeting for election to the Board of Directors of the AMART SUMMER LAKE HOMEOWNERS ASSOCIATION:

Name of Nominated Owner(s)

Address & Telephone Number(s)

Address _____

Phone _____

Address _____

Phone _____

Address _____

Phone _____

Address _____

Phone _____

(Signature of Owner)

(Printed Name of Owner)

CURRENT BOARD

Jason Rogers – Term Ending

Justin Low – Term Ending

Caleb Brunton – Term Ending

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1. You may use this form to place your own name into nomination or to nominate another homeowner.
 2. Please complete the Proxy and Nomination Form and mail it in the self-addressed, stamped envelope or e-mail to arrive before noon February 25, 2026 to ensure your Proxy is counted.

AMART Summer Lake Homeowners Association

4/1/2026 - 3/31/2027

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (213)
Income					
Operating Funds					
40010 - Assessment	35,376.00	45,582.00	28.85%	3,798.50	17.83
40015 - Reserve Funding	(2,448.00)	(6,356.00)	159.64%	(529.67)	(2.49)
Total Operating Funds	32,928.00	39,226.00	19.13%	3,268.83	15.35
Reserve Revenue					
90000 - Reserve Contributions	2,448.00	6,356.00	159.64%	529.67	2.49
Total Reserve Revenue	2,448.00	6,356.00	159.64%	529.67	2.49
Total Income	35,376.00	45,582.00	28.85%	3,798.50	17.83
Expense					
Administration					
52020 - Accounting Services	276.00	330.00	19.57%	27.50	.13
52200 - Licenses and Permits	60.00	50.00	-16.67%	4.17	.02
52300 - Insurance General	1,356.00	1,654.00	21.98%	137.83	.65
52400 - Legal Expenses	804.00	615.00	-23.51%	51.25	.24
52450 - Reimbursable Expenses	-	7,000.00	100.00%	583.33	2.74
52600 - Management Contract	16,860.00	17,670.00	4.80%	1,472.50	6.91
52620 - Management Extras	24.00	-	-100.00%	-	-
52720 - Office Expense	1,800.00	-	-100.00%	-	-
52810 - Reserve Study	840.00	1,150.00	36.90%	95.83	.45
52830 - Website	-	28.00	100.00%	2.33	.01
Total Administration	22,020.00	28,497.00	29.41%	2,374.75	11.15
Landscape & Irrigation Expense					
59020 - Landscape Contract	3,900.00	3,720.00	-4.62%	310.00	1.46
59053 - Landscape Extras	6,624.00	-	-100.00%	-	-
59200 - Tree & Plants Maintenance	-	6,624.00	100.00%	552.00	2.59
Total Landscape & Irrigation Expense	10,524.00	10,344.00	-1.71%	862.00	4.05
Utilities					
70070 - Electricity	384.00	385.00	0.26%	32.08	.15
Total Utilities	384.00	385.00	0.26%	32.08	.15
Reserve Expenses					
91001 - Buildings and Structures	2,448.00	-	-100.00%	-	-
Total Reserve Expenses	2,448.00	-	-100.00%	-	-
Total Expense	35,376.00	39,226.00	10.88%	3,268.83	15.35

**\$214 Annual
Assessment per lot**

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*