

# Big Trout HOA Board Meeting

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**Meeting called by:** Dg Garcia

**Type of meeting:** Board Meeting

Note Taker: Chris Lowe

**Location:** Liberty Lake Municipal Library and via Zoom

Time: 6:30 PM

**Attendees:** Dg Garcia (President), Chris Lowe (Secretary) (Zoom), Tim Liese (At Large), (Zoom), Roger Liermann (Treasurer), Dale Robbins (Vice President), Christina Ross (Ops Solutions Northwest), (Zoom), Guest Chief of Liberty Lake Police Dept, Damon Simmons, Lyman and Geraldine Benscoff (owners/residents), Lia (owner/resident)

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## *Minutes*

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**Dg** - called the meeting to order at 6:36 PM.

**Roll Call** - Chris Lowe (Secretary), Tim Liese (Member at Large), Dale Robbins (Vice President), Roger Liermann (Treasurer), and Dg Garcia (President) all present.

**Tim** - wanted to review the minutes from the previous meeting.

**Tim** - Re. Slides: He asked if slides can be added to the minutes.

**Tim** - Re. Keycard: Tim asked Chris if owners who want to get a keycard could fill out the form if an owner is out of town and asked if language could be changed to authorize the renter to pick up the card if they owner is not in town.

**Dg** - advised that the language should be changed.

**Chris** - mentioned the Pool Safety - and he reported that there was an incident at the pool, which required the pool to be shut down. He stated that FB is not the place for notices.

**Tim** - Wanted the Investments language change in the minutes from conservative to diversified. He mentioned that his notes about investments and felt that the statement “And not so conservative” be stricken from the reviewed minutes. Roger agreed. After much discussion, Dg mentioned Chris would change the wording to include diversified.

**Dues Policy Change** - Dg was asked about the motion she made at a subsequent meeting regarding the dues changed. She advised that she amended the motion before the vote was made.

**Tim and Dg** - discussed minutes and advised that he wanted to changed/edit the minutes.

**Tim** - stated that he and Roger disagreed with Dg’s comment about the word “temporary” not being used alongside the inference to a moratorium.

**Tim and Roger** - wanted the word “temporary” be added to the verbiage. Tim wanted it clarified and Dg said it would be added but she disagreed that it was even listed in the email sent by Roger referencing a moratorium. The email referenced was not available during the discussion, but she suggested the Board review the email (all were in receipt of) for any discrepancies.

**Dg** - made motion to accept the minutes with the changes requested by Tim and Roger, seconded by Chris. Dg, Chris, Dale, Tim approved, Roger abstained, motion passed.

**Liberty Lake Police Chief, Damon Simmons** - spoke about Security and Safety. He discussed the status of the department, and that the department was growing. Currently the department has 21 officers, up from 12; neighborhood resource officers are being added; the department is currently doing its budget planning for 2024; and continuing to add new officers and expanding the leadership positions. He also advised the Board that crime, especially property crimes, are coming with all the commercial growth. The increasing garage thefts and vehicle

prowls in many areas within the city. He was clear and asked us to pass on a message to our community. "Pass this on - people leave items in their cars and criminals will take advantage." There are 19 FLOCK cameras in and around the Liberty Lake community looking for individual, stolen cars, stolen platers and the new camera system has read over 1 million license plates each month. He discussed various ways cameras of all types are helping the community. A camera on your home is safer than a drive by patrol. He mentioned other HOA communities that have started to use FLOCK technology and it is the same as what the Police department is currently using. Dg thanked the Chief and invited him to come back if the Board does a workshop on safety and security. She then made a motion to move General Business items 9a, 9b, and 9c ahead of the Workshop to allow for the workshop to have more time, seconded by Roger, no opposition the motion passed.

**Dg** - made a motion for the Board to authorize the President to sign a letter of engagement for legal services once an attorney is selected. Roger asked if the Board would be able to use the attorney, and the answer was YES. The attorney would provide services to the Board at an hourly rate. Roger was satisfied with the explanation, motion passed unanimously.

**Dg** - made a motion for the Board to authorize the manager, Christina Ross to reimburse the Benscoof's in the amount of \$1028.88 for the total damages and loss of use incurred in their unit, seconded by Chris.

**Roger** - objected based on the meal receipts, which he believed to be precedent setting.

**Chris** - stated that the way the situation was handled caused the owners to be put out. He said he understood about precedent setting, however, it was beyond the pail of disrespect and the loss of use caused them to have to pay out of pocket - eating only one meal a day, for a few months and that this is an isolated situation.

**Dg** - reminded the Board that the Benscoff's ages 88 and 84 collectively were disadvantaged. And that the Board had voted at a previous meeting to allow for the reimbursement related to damages and loss of use incurred during mold repairs on their unit. She advised the Board that she is in conversation with DR and has requested repayment to be provided to VBT. Disaster Response has agreed with the facts presented. Dale, Chris, and Dg voted in favor, Tim and Roger abstained, the motion passed.

**Citizen Comments** - Lia appreciated the Board having a zoom meeting. No further comments, comments closed.

#### **Directors Reports:**

**Dale** - spoke about the importance of having legal counsel (representation).

**Chris** - presented the corrected lawn/snow removal from Heritage. Chris recommended Heritage because of their quality services and noted that they could be available ASAP. He made a motion, seconded by Dale, with no discussion and no opposition, the motion passed unanimously.

**Chris** - made a motion to end the meeting and continue the budget information to the next meeting and Roger asked if we would be having more reports.

**Dg** - advised that Roger had not provided his report and made a motion to extend the meeting by 10 minutes to allow Roger to provide his report, Dg, Dale, Chris, Tim, were in favor, however, Roger opposed the extension. Motion passed.

**Roger** - provided his treasurers report, stating it was "nothing of real note."

**Dg** - motioned to adjourn the meeting, seconded by Chris, the motion passed unanimously.

These meeting minutes have been respectfully submitted by Ops Solutions NW, Christina Ross, Community Association Manager