

# Big Trout HOA

## Emergency Board Meeting - Budget Review & Adoption

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**Meeting called by:** Dg Garcia

Note Taker: Chris Lowe

Time: 6:30 PM

**Type of meeting:** Emergency Board Meeting

**Location:** Board Members via Zoom

**Attendees:** Dg Garcia (President), Chris Lowe (Secretary), Christina Ross (Ops Solutions Northwest), Tim Liese (At Large), Roger Liermann (Treasurer), Dale Robbins (Vice President), Guest Mary Erbland, Comcast, Jaimie Klemo, (former Board member, owner/resident), Linda Schneider (owner/resident), Gayle (Owner/resident)

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### **Minutes**

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Dg called the meeting to order at 6:56 PM. (Technical Difficulties)

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

**Mary Erbland, Comcast Representative** came to discuss options for Comcast renewal, if VBT decided to contract with Comcast. She presented an offering of \$22,400 as a buyout for the last year of the contract with TierPoint (\$100 per door) because there are almost two-years left on the internet contract with TierPoint. She suggested VBT could buyout the last year of the contract with TierPoint. She addressed the install question by stating that the Bulk contract can be written 2 ways for installation. If the HOA received the equipment, then the Bulk install would be provided free of charge to the association (every condo owner) by Comcast, and Comcast would coordinate the Bulk installation with the property management.

The second option was that the individual owners could collect their own equipment directly from Comcast and be responsible for the install, themselves.

**Tim** said he could help with the install if he would be in town but could not guarantee if or when it would be possible for him to help with the individual owner installs. In addition, if the owner decided they wanted Comcast to install after they picked up the equipment, then the owner would pay an initial \$99.00 install fee. She noted that the first 50 individuals who wanted to handle the pickup themselves but wanted Comcast to do the install would have the initial install fee of \$99.00 waived after the first billing cycle they would be reimbursed. Comcast would waive only 50 installs. But to email her any questions that might come up.

**Roger** covered his budget spreadsheet: Suggestions on lowering reserves to \$216k a year, taking a less aggressive approach.

**Insurance Premium** - Budget for 2024 was \$105k but it was noted that VBT was already paying that much, and it is most likely going to increase by 30% to around \$138k for 2024 based on the current premium already set at \$105k.

**Jaimie**, the former Board member and condo owner/resident addressed that she had first-hand knowledge that the current insurance premium was already around \$105k because she was on the Board in the early part of 2023 and that is when the premium changed. Jaimie said that we would be lucky if we only went up 30% based on her over 25 years' experience in the insurance business, and that \$138k was about right. She thanked the Board for their efforts.

**Snow Removal** - **Chris** added that the target for Snow Removal was around \$12k+ for the season depending on how often plowing would occur.

**Landscaping** - Chris discussed cost and that landscaping was all inclusive at around \$76k+.

**Dg** - motioned to extend to 8:30 PM, seconded by Roger, passed unanimously.

**Christina** made presentation and recommendation to consider dropping the assessments to \$287k with a lower reserve contribution. Roger suggested to raising assessments to \$295k moving \$122k for reserve contribution.

**Roger** made a motion to put the dues at \$295k a month and \$122k for reserve contributions, Chris seconded. Tim asked Roger if he would consider amending his motion that would allow the Board to check to ensure the correct amount was included in the Comcast proposal line item, and to give any additional funds, if any, to the reserves.

Discussion to amend and to approve \$295 assessments with agreement that any additional funds go to the reserves. Motion was moved and passed unanimously. Proposed budget passed.

**Tim** mentioned that we need to be realistic on taxes and fees - possibly with a 15% increase for cable.

**Citizens Comments** - Unknown resident asked about Radon Testing/Dryer vent cleaning and BBQs.

Radon planned testing/maintenance. Dryer vent planned for Spring. BBQ - insurance issue is something we need to consider. **Citizens Comments closed.**

**Chris** asked about the next meeting date. Dg advised that we need to check on days necessary for notice for ratification of the proposed budget approved by the Board and there was no date at this time.

**Chris** made a motion to adjourn at 8:45 PM, a unanimous second by all the directors, simultaneously. Vote passed unanimously, literally everyone seconded!

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