

The Villas at Big Trout Condo Association
2019 Annual Meeting Minutes
February 13, 2019

The board agreed just prior to the meeting that a majority decision from the residents and board members in attendance at the annual meeting, as well as any proxy-votes would be enforced with regards to the decision to retain garbage services as an amenity currently included in the HOA fees vs. requiring residents to individually contract with Waste Management for their own garbage services.

The annual meeting was called to order at 6:05 pm. All board members (less Marilyn Steen) were in attendance, and a quorum was narrowly reached for the annual meeting.

Rockwood PM Employees and board member introductions were made and minutes from the 12-18-18 meeting were approved.

A brief announcement was made that a board member election would be held at the meeting.

Conversation began about the proposed budget and the issues with waste management's billing issues. The option was posed to everyone in attendance that we could either:

- Retain Waste Management services as they have been for many years, as a group account handled by Rockwood PM and included in our monthly dues
- Cease a group account and require residents to have individual contracts for garbage collection with Waste Management.

The cost of doing retaining garbage service through the group account, being overseen by Rockwood PM would raise dues by \$20/month per household. If the majority voted to individually contract with Waste Management, the cost would be \$25/mo. per household for a standard similar-sized can. After considerable dialog of the pros and cons of these options, as well as feedback from over a dozen residents on this topic a vote was held to decide on which option would be enforced. The results of this vote was 25 votes for maintaining garbage services as it currently is vs. 20 votes for requiring individual contracts with Waste Management.

Gil reviewed the budget, and gave explanations of increases, which included such things as tree removal, snow removal, mailbox repairs, water, sewer, and cable increases. Residents were pleased with the snow removal and a question was posed about switching cable providers, but Gil reminded everyone that we are still under a several-year contract with Comcast.

The budget was ratified for 2019 at 7:50 PM. Based on the decision to retain garbage services through Waste Management, dues will be raised by \$20/mo.

Gil discussed the new billing portal, which will offer significantly better user experiences than the current system.

Gil suggested that financial audit is needed and the costs of doing one.

The breezeway repairs were discussed. Two of the 14 breezeways had collapsed, so a decision was made to replace all breezeway roofs in all 14 buildings. These were brought to current building codes and the cost was approximately \$2,000 each, a few were more expensive as sheetrock repair was necessary.

Last year, Rockwood PM sent out an announcement that all exterior deck railings, which are the responsibility of the unit owner, needed to be painted. Fines will be sent out for any units which haven't painted their railings as required.

A few of the wood support on decks had cracks. Mandeer will look at all wood pillars that need replaced and will give Gil a proposal/bid for this work.

Most defective lights in breezeways have been replaced, although one or two were brought up that were still needing to be replaced, which Gill will work on.

Discussion was opened up to the floor:

A resident mentioned someone sped through the complex, hitting their garbage can. Gil asked that the residents report these issues to the police. Dori mentioned if you know the vehicle is from the apartment side (Big Trout), and we can collect a license plate number, the apartment management is really good at addressing these issues. Another resident suggested they subscribe and post on the Liberty Lake community page to raise awareness.

Speed bumps were brought up, board members decision to not replace the damaged speedbumps stems from the fact that they haven't been effective in reducing speeds in the complex by those intent on speeding, and there is a cost involved in replacing them.

A resident requested the board standardize rules for tenants that are renting out their units and that investors must tell the HOA when new tenants rent the unit. Some discussion ensued on this topic, but no final resolution was made.

Presentations from perspective board members occurred. Names included were Frieda Birkenbile, Marilyn Trefry, Marilyn Steen, Heidi Christensen, and Donna Guarisco. Upon a count of the ballots, Marilyn Steen and Donna Guarisco were elected to serve 2 year terms.

The meeting was called to close at 7:38 pm.

On behalf of Rockwood PM, and a grateful board, we appreciate everyone who attended the meeting, or sent a proxy-vote.