

# **Villas at Big Trout Condominium Association Meeting 2024 Budget Ratification and Notice of Assessment Decrease**

Tuesday, November 28, 2023 – 6:30 PM

Held Via Zoom

<https://us02web.zoom.us/j/8092495974?pwd=W1Q3S1A5OV1WcG1sMH1VUjFGWTdNdz09&omn=85420754150>

**Meeting ID: 809 249 5974 - Passcode: 22855**

## **Community Association Management, Ops Solutions NW Will Facilitate the Ratification Meeting**

1. Call the meeting to order and make the following announcements:
  - a. No other business will be taken at this meeting.
  - b. The only purpose of the Ratification Meeting is to tally the members opposed to the proposed 2024 Budget.
  - c. The 2024 budget will automatically be ratified unless 51% of the members oppose the ratification.
2. Tally and announce number of VOTES in opposition.
3. Notify Pass or Fail.
4. Adjourn the meeting.

# BALLOT

## 2024 Budget Ratification and Notice of Assessment Decrease to \$295.00

As mandated by law, the budget will automatically be ratified unless 51% of the members attending the ratification meeting oppose the 2024 budget.

IMPORTANT: To attend in opposition please join via Zoom on Tuesday, November 28, 2023, at 6:30 PM.

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### 1. SEE BELOW: VOTE to Reject/OPPOSE

- a. If you **OPPOSE** the 2024 Budget and Assessment Decrease and cannot attend the Zoom meeting, you may email Christina Ross at: [Christina@opssolutionsnw.com](mailto:Christina@opssolutionsnw.com) no later than 3 PM, Tuesday, November 28, 2023, and submit the following statement via email:

I [Name] \_\_\_\_\_, 22855 E. Country Vista Drive, Unit \_\_\_\_\_, OPPOSE the 2024 Budget Ratification and Notice of Assessment Decrease to \$295.00.

Date: \_\_\_\_\_, Signature: \_\_\_\_\_

Or send your written (**USPS Mail**) opposition to: Ops Solutions NW, PO Box 576, Colbert, WA 99005. **All written notices must be received by, Friday, November 24, 2023, before 5 PM.**

### 2. SEE BELOW: In Favor/APPROVE

- a. **If in Favor of the 2024 Budget**, attendance via Zoom is not required, no email needs to be sent, no written notification is necessary. Absolutely, no action is required.

# Villas at Big Trout

November 15, 2023

Re: 2024 Budget Ratification and Notice of Assessment Decrease

Dear Condo Owner(s):

As the Villas at Big Trout Condo Association moves closer to a new year, we are pleased to announce that on November 8, 2023, your Board of Directors adopted the attached proposed budget, representing a solid financial plan for 2024. The decisions are from the collective input of the Board, association membership, and its partner agent Ops Solutions NW, Community Association Management.

The proposed assessment decrease represents a responsible and stable financial budget plan for the coming year without negatively impacting the association. The monthly assessment will decrease to \$295.00 effective January 1, 2024.

IMPORTANT: The budget will automatically be ratified unless 51% of the members attending the ratification meeting oppose the 2024 budget. The Ratification Meeting will be held via Zoom at 6:30 PM on Tuesday, November 28, 2023, and will be the only business discussed.

The meeting link is on the homepage website at [www.bigtrouthoa.com](http://www.bigtrouthoa.com) or join us online via Zoom:

Join Zoom Meeting  
November 28, 2023, at 6:30 PM

<https://us02web.zoom.us/j/8092495974?pwd=WlQ3S1A5OV1WcG1sMH1VUjFGWTdNdz09&omn=85420754150>

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The Board wishes to thank the association and our Community Association Management partner, Ops Solutions NW, for your confidence in our leadership. We are committed and dedicated to serving the community.

With many thanks,  
-The Villas at Big Trout Board of Directors

Big Trout Condo Association  
c/o Ops Solutions NW  
PO Box 576  
Colbert, WA 99005  
Phone: (509) 919-7771  
Email: [Christina@opssolutionsnw.com](mailto:Christina@opssolutionsnw.com)

Operations Solutions NW, PO Box 576, Colbert, WA 99005

# Villas at Big Trout

## Budget Detail

Exported On: 2023-11-14 10:47:12 -0800

### Ops Solutions NW

**Properties:** Villas at Big Trout - 22855 E Country Vista Dr Liberty Lake, WA 99019

**Period Range:** Jan 2024 to Dec 2024

**Consolidate:** No

**Include Zero Balance GL Accounts:** No

Account Name	Total	Percent
<b>Villas at Big Trout - 22855 E Country Vista Dr Liberty Lake, WA 99019</b>		
<b>Income</b>		
HOA Dues	792,960.00	100.00
<b>Total Budgeted Income</b>	<b>792,960.00</b>	<b>100.00</b>
<b>Expense</b>		
Annual Audit	3,950.00	0.59
Electricity	27,862.00	4.14
Garbage and Recycling	776.00	0.12
Landscaping	80,178.00	11.92
Legal	4,000.00	0.59
Maintenance & Repair Personnel	12,255.00	1.82
Management Fees	38,400.00	5.71
Property Insurance	138,000.00	20.51
Sewer	95,393.00	14.18
Water	37,473.00	5.57
Board & Annual Meetings	130.00	0.02
Cable	124,000.00	18.43
Capital Projects	15,900.00	2.36
Community Events	500.00	0.07
Fitness Center	4,000.00	0.59
Flowers	1,000.00	0.15
Income Tax	4,433.00	0.66
Internet	22,981.00	3.42
Internet Maintenance Service	6,800.00	1.01
Pest Control	1,325.00	0.20
Pool & Hot Tub	13,000.00	1.93
Postage	1,500.00	0.22
Snow Removal	12,720.00	1.89
Special Projects (Vent Cleaning, Radon Systems Testing, Etc)	19,412.00	2.89
Staffing Admin Maintenance	1,000.00	0.15
Street Maintenance	1,590.00	0.24
Tree Program	4,064.00	0.60
Website and Hosting	160.00	0.02
<b>Total Budgeted Expense</b>	<b>672,802.00</b>	<b>100.00</b>
Total Budgeted Income	792,960.00	100.00
Total Budgeted Expense	672,802.00	100.00
<b>Net Operating Income</b>	<b>120,158.00</b>	<b>100.00</b>
<b>Cash</b>		
Reserves Cash	120,158.00	100.00
<b>Total Budgeted Cash</b>	<b>120,158.00</b>	<b>100.00</b>

**Budget was created & adopted on November 8, 2024 by the Directors, in accordance with RCW 64.90.525**