

**VILLAS AT BIG TROUT CONDO ASSOCIATION – NON-PROFIT CORPORATION**

**AMENDED REGULAR BOARD MEETING**

Friday, February 16, 2024 at 6:30 PM

**HELD VIA ZOOM AND IN-PERSON**

**Liberty Lake Library Conference Room, 23123 E. Mission Avenue, Liberty Lake, WA 99019**

**JOIN ZOOM**

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL AGENDA MINUTES** – November 30, 2023
4. **PRESIDENT’S ANNOUNCEMENT** – (Decorum)
5. **AGENDA ITEMS -**
  - a. Code of Ethics/Roberts Rules of Order/Standing Meetings
  - b. Prep for Call for Candidates
  - c. Financial Approval Prior to Posting
  - d. Attorney Review for Engagement
  - e. Bylaws and CC&Rs Potential Updates and Inclusions
  - f. Appointment Process
6. **DIRECTOR REPORTS -**
7. **NEW BUSINESS -**
  - a. Voting Process (Board Members)
  - b. Vote of No Confidence Recommendation and Discussion -  
Re. Board Member: Roger Liermann and Dg Garcia
8. **CITIZEN COMMENTS -**
9. **NEXT MEETING DATE - March 27, 2024: Annual Meeting of the General Membership Association**
10. **ADJOURNMENT**

**CITIZENS COMMENT PERIOD**

Citizens Comment Period: If you wish to provide oral public comments during the Board meeting, you may do so. If coming in person, please fill out a yellow Request to Speak Form. If you are on zoom, please use the reaction tab and raise your hand or physically raise your hand so that the chair may call on you. The Chair will invite the citizen comments during the appropriate section of the agenda, at which time you will be limited to one question or statement per individual for no more than 1 minute. There will be no answers directed to the individual as it is citizens comment period only. All comments will be taken under advisement or may defer the question(s) for a future meeting or agenda item but will not comment during citizens comment period.

# Big Trout HOA Special Board Meeting

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**Meeting called by:** Dg Garcia

**Type of meeting:** Board Meeting

Note Taker: Christina Ross, Community Manager

**Location:** Zoom

Time: 6:34 PM

Dg Garcia (President) (Zoom), Chris Lowe (Secretary) (Zoom), Dale Robbins (Vice President) (Zoom), Christina Ross (Ops Solutions Northwest), (Zoom). Residents, Cindy Troxel, Talia Torrano, Lia Ruggiero

Attendees:

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## Minutes

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**Dg** - called the meeting to order at 6:34 PM.

**Roll Call** - Chris Lowe (Secretary), Dale Robbins (Vice President), Dg Garcia (President) all present.

Absent: Tim Liese (Member at Large), Roger Liermann (Treasurer)

**Dg** - Motioned to allow Tim to be excused. Seconded by Dale. Dg and Dale approved in favor, Chris Opposed. Motion passed. Quorum had been achieved.

**Dg** - Motioned to allow Roger to be excused. Seconded by Chris, all in favor. Motion passed unanimously.

**Dg - Covered decorum** - General respectful behavior is expected.

**Dg** - Introduced Cindy Troxel condo owner interested in filling the vacancy coming open on December 1, 2023.

**Cindy** - Introduced herself and provided some background on the reason why she believes she is qualified to serve on the board. Her statement of interest was reviewed.

**Dg** - Advised that Terry Fogle had also submitted a resume but withdrew because she was leaving on December 1, and would not be back for several weeks. She preferred to wait until call for candidates for the March election to submit her resume.

**Dg** - Asked if anyone in the community on zoom wanted to nominate themselves or someone for the position and no others raised their hand, no other nominations came from the floor.

**Dg** - Seeing no other owners come forth with an interest at the time, Dg motioned to appoint Cindy Troxel to fill the upcoming vacancy for the term ending in March 2024. Seconded by Dale. No additional discussion the motion passed unanimously. Cindy would fill the unexpired position beginning on December 1, 2023.

**Dg** - Motioned to approve the October 9, 23, and November 8, 2023 meeting minutes and asked if the board would like to remove the October 23, and November 8, 2023 minutes until the next meeting. Discussion: No board members wanted to remove any of the minutes to be approved. All members present voted unanimously to leave the minutes as is, and motion passed for approval of October 9, 23, and November 8, 2023 minutes.

**Dg** - Motioned to defer the next December meeting based on the upcoming holidays, as most people would be out of town. Motion passed unanimously.

**Chris** - Requested to take a minute to explain why he was resigning from the board and creating a vacancy in December. "There are two problematic board members Roger Liermann and Tim Liese that made me decide to put in my resignation. Their behavior was sexist at times towards females, continuous refusal to include me in email correspondence, and a few threats made were not good for a working board relationship. It was becoming personal."

**Dale** - Responded by saying, "I seldom say anything at these meetings but Chris was accurate and I could not leave the meeting without addressing the accuracy of the comments Chris has made. Roger wanted to cut costs by removing coverages. And the relationship on the board has turned toxic. And I am concern for people's health. Not as a board member but as a doctor. I try not to give legal advice and am not doing so now, but I'm speaking as a board member. Tonight's meeting was in fact an emergency. If the board would have moved forward with only four members, then the

board could have been divided 2/2 on many important decisions. Not being able to move forward. It was an emergency to add a fifth member to the board.

**Chris** - Added that there is a lot going on in the community that the community would not be able to function as no work could be achieved.

**Dg** - Opened citizen comments period.

**Talia** - Resident Owner, asked questions about her deck and making repairs.

**Dale** - Motioned to adjourn the meeting at 7:16 PM. Seconded by Chris. The motioned passed unanimously.

**Note:** Direct information related to other comments made by Chris and Dale have not been included.

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

DRAFT

From: **Cindy Troxel** <[cindytroxel@hotmail.com](mailto:cindytroxel@hotmail.com)>  
Date: Wed, Nov 29, 2023, 10:57 PM  
Subject: Special appointment to the Board  
To: Dannetta "Dg" <[dannetta3@gmail.com](mailto:dannetta3@gmail.com)>

To the Board members of the Villa's,

My name is Cindy Troxel and I purchased my condo in 2012. I'm asking that I may be considered for the temporary vacancy on the Board of Directors.

In the 11 years that I have lived in our community, I have experienced both the positive and negative effects of a property management company, a board of directors and the many changes that we've been through in that time. I feel that bringing that experience may help in understanding the road we've traveled and the unique understanding of how that has affected us as a community.

I have sat on the Board of Directors for the Friends of the Library for 10 years so I'm versed in the way a Board functions. From budgeting, fund raising, updating, public communication and most of all being a part of a team that represents the group as a whole, my experience has been extremely positive. I have spent my entire career as an interior designer, in management, as well as worked with local contractors on remodels and Home Shows. This experience has strengthen my ability to be a strong and integrated part of a team as well as making tough decisions while dealing with difficult situations. Lastly, I spent 10 years living in Geneva Switzerland where I had the privilege of working for the WHO and the UN, where diplomacy was of the utmost importance.

I realize that this is a short term appointment, however, I would bring my all and take advantage of this position to decide if I would be a good fit to run for the position during our next elections.

I appreciate your consideration for this position. I also appreciate the hard work and time you've all been putting in while we're making this important transition, thank you!

I'll look forward to your decision at the Zoom meeting on the 30th.

Cindy Troxel  
The Villa's  
Unit 345