

# VILLAS AT BIG TROUT CONDO ASSOCIATION REGULAR BOARD MEETING

**Thursday, August 22, 2024 - 6:00 PM** (Optional - Mingle)

**\*\*\*Meeting Begins at: 6:30 PM – 8:00 PM**

**HELD IN-PERSON and VIA ZOOM**

**\*\*\* PENTAGON Bistro Restaurant (In Liberty Lake – Upstairs Event Room)**

**1400 N. Meadowwood Lane, Liberty Lake, WA 99019**

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

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

1. **MINGLE W/YOUR NEIGHBORS** – 6:00 PM (30 mins. Light Refreshments Provided)  
Restaurant Service Optional and at your own expense.
2. **MEETING BEGINS – CALL TO ORDER** – 6:30 PM (1 min.)
3. **ROLL CALL** (1 min.)
4. **PRESIDENT’S ANNOUNCEMENT** - Decorum (1 min.)
5. **MANAGER’S REPORT** (10 mins.)
  - a. Management Updates
  - b. Lawn Care Temporary Support Service Update
  - c. VBT Notices
6. **DIRECTOR REPORTS**
  - a. Secretary’s Report (Cindy Troxel) (5 mins.)
  - b. Treasurer’s Report (Terry Fogle) (5 mins.)
  - c. Vice President (Dale Robbins) (5 mins.)
  - d. Member-at-Large (Misc.) Report (Roger Liermann) (5 mins.)
  - e. President (Dg Garcia) (5 mins.)
    - i. Re. Hail Damage Insurance Claim Update
    - ii. Insurance Update
    - iii. Section 6.8 - Re. Working Capital Fund
7. **GENERAL BUSINESS** – Action Items (5 mins.)
  - a. Approve June 26, 2024, Board Meeting Minutes
  - b. Review and Approve for Signature: Legal Provisions Included: VBT Code of Ethics
  - c. Request for Legal Consultation: Re. Rentals, AirBnBs, and Extended Stay Restrictions
8. **NEW BUSINESS** - Basic Notification(s)/Recommendations (5 mins.)
  - a. Propane Use Guidelines

- b. Trash and Recycle Bin Locations
- c. Nuisances: Noise and Noxious Odors
- d. Damaged Sprinkler Heads (Causes)

**11. OLD BUSINESS**

- a. **CAMERAS** (Outside and Inside Security) (2 mins.)
- b. **PARKING COMMITTEE** - Parking Permit Proposal Recommendation (Residents/Tenants, Visitors, and Towing Requirements (10 mins.)
- b. **POOL COMMITTEE** Proposal/Recommendations (Status Pending) - (Owner Responsibilities, Guests Permissions, SPA Restrictions (10 mins.)

**12. CITIZEN COMMENTS (10 mins.)**

IMPORTANT NOTE: This is your opportunity to address the Board, however, the Board will not act but will listen to your comment or statement and take it under advisement or schedule it for a future Board meeting agenda

**13. MEMBER AT LARGE ANNOUNCEMENT / APPRECIATION \*(Roger Liermann) (5 mins.)**

**14. NEXT MEETING DATE (Unless warranted earlier): \_\_\_\_\_ 2024 (1 min.)**

**15. ADJOURNMENT \* 8:00 PM**

**IMPORTANT: PLEASE READ**

**CITIZENS COMMENT PERIOD PROCESS**

Citizens Comment Period: If you wish to provide oral public comments during the Board meeting, you may do so only upon invitation by the Chair or Acting Chair. 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. Please do not interrupt another speaker's opportunity to address the Board. This is your opportunity to address the Board, however, the Board will not act but will take your comment or statement under advisement or schedule it for a future Board meeting agenda.