

VILLAS AT BIG TROUT CONDO ASSOCIATION – AMENDED SPECIAL BOARD MEETING

Monday, October 23, 2023 - 6:30 PM - 8:00 PM

Liberty Lake Municipal Library Conference Room – 23123 East Mission Avenue

Liberty Lake, WA 99019

HELD IN PERSON & BY ZOOM

Meeting ID: 846 4549 0455 Passcode: 22855

1. **CALL TO ORDER** – Meeting begins on time: **6:30 PM** (.5 minutes)
2. **ROLL CALL** (.5 minute)
3. **APPROVAL AGENDA MINUTES** – September 25, 2023 (**1 minute**)
4. **ANNOUNCEMENTS/PROCLAMATIONS/SPECIAL PRESENTATIONS** – None
5. **PRESIDENT’S ANNOUNCEMENT** – (Decorum – .5 minute)
6. **TREASURER’S REPORT** – (**5 minutes**)
7. **WORKSHOP** (Interactive Participation): 2023 – 2024 BUDGET – (**1 hour**)

RCW 64.90.525 Budgets—Assessments—Special assessments. (1) (a) Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified, whether or not a quorum is present.

(b) If the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the unit owners continues until the unit owners ratify a subsequent budget proposed by the board.

(2) The budget must include:

(a) The projected income to the association by category;

(b) The projected common expenses and those specially allocated expenses that are subject to being budgeted, both by category;

(c) The amount of the assessments per unit and the date the assessments are due;

(d) The current amount of regular assessments budgeted for contribution to the reserve account;

(e) A statement of whether the association has a reserve study that meets the requirements of RCW 64.90.550 and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study; and

(f) The current deficiency or surplus in reserve funding expressed on a per unit basis.

(3) The board, at any time, may propose a special assessment. The assessment is effective only if the board follows the procedures for ratification of a budget described in subsection (1) of this section and the unit owners do not reject the proposed assessment. The board may provide that the special assessment may be due and payable in installments over any period it determines and may provide a discount for early payment. [2018 c 277 § 326.]

8. **CITIZEN COMMENTS** (10 minutes)
9. **GENERAL BUSINESS** – Action Item - Adopt the 2023 – 2024 Budget Proposal
10. **OLD BUSINESS** – Postponed
11. **NEW BUSINESS** – None
12. **NEXT MEETING DATE – TBD**
13. **ADJOURNMENT** – Meeting will adjourn at **8:00 PM**

CITIZENS COMMENT PERIOD

Citizens Comment Period: If you wish to provide oral public comments during the Board meeting, you may do so. Please fill out a yellow Request to Speak Form. The Chair will invite the citizen comments during the appropriate section of the agenda, at which time you will be limited to one question / statement per individual for no more than 1 minute. The Chair/Board will take all comments under advisement or may defer the question(s) for a future meeting but will not comment during citizens comment period.