

VILLAS AT BIG TROUT CONDO ASSOCIATION

Thursday, September 19, 2024 - (6:00 PM Optional Mixer)

Regular Board Meeting 6:30 PM - 8:00 PM

HELD IN-PERSON

**** LOCATION: TRAILHEAD GOLF COURSE
22302 E Country Vista Drive, Liberty Lake, WA 99019
and Via Zoom**

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

Meeting ID: 809 249 5974 - Passcode: 22855

1. **OPTIONAL MIXER – 6:00 PM**
2. **CALL TO ORDER - 6:30 PM**
3. **ROLL CALL (1 min)**
4. **PRESIDENT FACILITATED**
 - Decorum (1 min)
5. **GENERAL BUSINESS - Consent Agenda (1 mins)**
 - Approve August 22, 2024, Meeting Minutes.
6. **POOL COMMITTEE PRESENTATION - (15 mins)**
 - Pool Usage, Provisions and Permissions (Rules and Regulations/Violations)
7. **BOARD FACILITATED DISCUSSION W/ RESIDENTS (20 mins)**
 - Update on Reserve Study Relative to Future Dues/Assessment – Membership Group Discussion
 - Update on Rentals and Usage and Reporting/Notification – Impact on Community
8. **DIRECTOR REPORTS**
 - Dale Robbins, Vice President
 - Cindy Troxel, Secretary
 - Terry Fogle, Treasurer’s Report
 - Roger Liermann, Member at Large

9. **GENERAL BUSINESS - Board Action Items (5 mins)**

- Upcoming Winter Reminders – Importance of Winterizing your condo and responsibilities for failure to protect during winter conditions (Elements: Pipes/Running Water/Open Cabinets/Heaters).
- Upcoming Winter Snowplow Service/Provisions – Private Carports and Privately Owned Driveways

10. **NEW BUSINESS (2 mins)**

- Repair on Exterior Perimeter Fence (Big Trout Condo and Big Trout Lodge) Status

11. **OLD BUSINESS (5 mins)**

- Schedule a workshop on Roberts Rules of Order for association and Board members participation (on a volunteer basis) in-person and via Zoom.
- Update on Consultation with Legal Counsel Re. Fines Re. COE, Rentals

12. **CITIZEN COMMENTS (15 mins)**

13. **NEXT MEETING DATE (TBD) (1 min)**

14. **ADJOURNMENT**

IMPORTANT: PLEASE READ

CITIZENS COMMENT PERIOD PROCESS

Citizen Comments Period: If you wish to provide oral public comments during the Board meeting, you may do so only upon invitation from the Chair or Acting Chair. The Chair will invite the citizen comments during the proper 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, statement under advisement, or schedule it for a future Board meeting agenda.