

Board Meeting Minutes

February 3, 2021 at 5:30pm (via Zoom)



With all Directors present, the meeting was called to order at 5:35pm. Gil Pierce and Melissa Owens of Rockwood Property Management were also present.

Gil explained the role of the Board and introduced the newly elected Directors, Bobbi Croneberger and Sharon Hilditch, and provided the returning Directors an opportunity to introduce themselves.

The draft 2021 Annual Meeting Minutes and the 1/14/21 Board Meeting Minutes were unanimously approved by the Board.

Upon a motion made and approved by all Directors, officer positions were assigned as follows:

President – Lola Douthitt

Secretary – Madisen Kellogg

Vice President – Sharon Hilditch

Directors at Large – Dg Garcia

Treasurer – Bobbi Croneberger

At the last meeting, homeowner Marilyn Trefry raised a question about whether or not the Board can use excess funds to offset future expenses (by transferring it to the reserve account) as per RCW 64.34.356.

RCW 64.34.356: *“Unless otherwise provided in the declaration, any surplus funds of the association remaining after payment of or provision for common expenses and any prepayment of reserves shall, in the discretion of the board of directors, either be paid to the unit owners in proportion to their common expense liabilities or credited to them to reduce their future common expense assessments.”*

Upon review, it’s noted that the Associations’ governing documents (both CCR and Articles of Incorporation) reserve this decision for the Board as it endeavors towards full funding of the reserve account. To that end, a motion was made and unanimously approved by the Board to transfer excess operating funds in the amount \$25,000.00 to the reserve account. A resolution will be sent to the Board for signature.

Gil is investigating the requirements imposed by the State to reopen the fitness center. The most significant hurdle is monitoring and cleaning after each use, which is mandated by the State. A plan will be presented for Board consideration asap.

As part of the homeowner forum Marilyn Trefry again challenged the Board’s decision to increase the Association’s reserve fund on the grounds that she believes it violates the above RCW 64.34.356. The conversation concluded with Marilyn’s resignation from further challenges.

Marilyn submitted another email notification in advance of Board Meetings. After discussion, the Board opted to continue its practice of posting meetings on the website. The Board will work towards setting meetings expected to happen later this year so the schedule can be posted on the website much in advance.

With no other business rightfully brought before the Board, the meeting was adjourned at 6:40pm.

Respectfully submitted,
Melissa Owens, Association Admin