

Big Trout Condominium Association
Board of Directors Resolution to Amend the Bylaws
November 9, 2020

WHEREAS the Big Trout Condominium Association Bylaws Article VIII states:

“Amendment of Bylaws These Bylaws may be amended at any time and in any manner by resolution approved by a majority of the Board of Directors, subject to repeal or change by action of a majority of the total voting power of the Members, provided any such amendment may not be inconsistent with the Articles, the Declaration, or the law.”

WHEREAS the Big Trout Condominium Association Bylaws do not specifically allow for membership vote by mail or electronic voting but Article III mandates that the Board host an annual membership meeting at least annually and meet regularly to conduct business on behalf of the Association at least quarterly.

WHEREAS the restrictions imposed to control the spread of COVID-19 make it impossible to meet in person thus creating a logistical compliance issue for the Association.

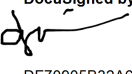
WHEREAS Governor Inslee’s Order dated 4/17/20 allows all HOA’s to conduct business electronically during the current state of emergency and thus the Board has met via Zoom several times this year. The Board asserts that online meetings combined with ballot by mail or online will expand member access to witness and participate in Association business.

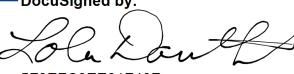
LET IT BE HEREBY RESOLVED that at a duly called meeting of the Big Trout Condominiums Board of Directors held at 5:00pm on November 9, 2020 via Zoom, the Directors hereby adopts the following Bylaws amendments: (No text is proposed to be removed from the current language; the only change is the addition of the bolded/highlighted text in each of the following Bylaws Articles.)

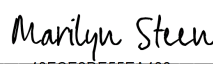
Article 2.2: *“Voting Requirements. Except when otherwise expressly provided in the Declaration, the Articles or these Bylaws, any action by the Association which must have the approval of the Association membership before being undertaken requires the vote or written assent of the prescribed percentage of a quorum of the membership (both classes combined). Except on matters specifically provided for in the Declaration, the Articles or these Bylaws, the vote of a majority of a quorum **by mail-in or online ballot or** present at any meeting, in person or by proxy (both classes combined), constitutes the vote of the Members.”* (The remainder of this section is unchanged.)

Article 2.3: *“Quorum. The presence **by written or electronic ballot or** in person or by proxy of at least twenty-five percent (25%) of the voting power, both classes combined (and the presence of the Declarant, where the Declarant owns at least 15% pf the Lots in the Project) shall constitute a quorum...”* (The remainder of this section is unchanged.)

The above stated Bylaws amendments shall go into effect upon distribution of the amended language to the membership. This resolution is made by unanimous written consent of the Board, as designated by each Director’s signature below:

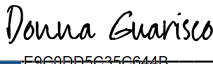
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Dannetta Garcia, Director 11/12/2020
Date

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Lola Douthitt, Director 11/12/2020
Date

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Marilyn Steen, Director 11/12/2020
Date

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Madisen Kellogg, Director 11/12/2020
Date

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Donna Guarisco, Director 11/12/2020
Date