



2021 Annual Membership Meeting
January 14, 2021 at 6pm via Zoom

Having achieved quorum by the receipt of 69 absentee ballots (received by mail and email), the meeting was called to order at 6pm. All Directors and 22 homeowners were in attendance via Zoom.

Proof of Notice

On December 10, 2020, notice of the annual meeting was provided to all members by email, first class mail and posting to the website.

Election of Board Members

Nominations were called from the floor and the candidates were provided an opportunity to introduce themselves. With no other candidates submitted, nominations were closed. Ballots are due by 10pm tonight; they may be submitted by personal delivery to the dropbox at Rockwood PM or via the online voting form at www.bigtroutcondos.com.

Ballots were verified and tallied to yield the following results:

Sharon Hilditch and Bobbi Croneberger received the highest number of votes (41 and 33 respectively) thus securing their positions on the Board of Directors for a term of two years (2021 - 2023).

2021 Budget Review

- Coverage under the HOA's master insurance policy increased slightly after getting bid out to multiple providers.
- Water and sewer expenses are expected increase per Liberty Lake Water and Sewer rate schedule; the increased line item reflects the anticipated increase.
- The elimination of bulk trash service last year has allowed the assessments to remain static again this year.
- The management fee hasn't changed since 2007 and is expected to remain the same this year.
- The reserve study will be updated this year.
- Buildings will be pressure washed and dryer vents will be cleaned throughout the community this year.
- Roof repairs/replacements will begin this year on a schedule of 3-4 buildings per year. This may change due to recent wind storm damages. Roof inspections are scheduled.
- The pool plaster repairs will be researched before a final decision will be made on repairs.

Without a majority of the members present, the 2021 Budget was ratified as presented. It's noted that only 1 member objected ratification by absentee ballot. There were no objections from the floor of the Zoom meeting.

2020 Annual Meeting Minutes

No objections were submitted and thus the 2020 Annual Meeting Minutes were adopted as drafted.

Member Concerns

- Gil will reach out to the apartment manager to request resolution of the large pothole near the main entrance, which falls under the apartment's maintenance obligation.

- Recent crime watch concerns were discussed among the members present. Residents are reminded to be vigilant and report suspicious activity.
- Marilyn Trefry suggested that transferring unbudgeted operating funds in the reserve account is a violation of RCW 64.34.356.
- Internet is down in the building that houses unit 422. Sharon will work on a resolution tomorrow afternoon.

Gil reviewed the recently adopted Board Member Code of Ethics, which was posted to the website and distributed to the membership with the 2021 assessment coupon books. Director Candidate Sharon Hilditch is currently in contract with the Association to provide internet service support. While there's no expected conflict of interest in this scenario, Sharon agreed to abstain from any decisions that may impact her contract.

With no other business rightfully brought before the membership, the 2021 Annual Meeting was adjourned at 7:23pm

Respectfully submitted,
Melissa Owens, Association Admin
Rockwood Property Management