

**VILLAS AT BIG TROUT CONDO ASSOCIATION – REGULAR BOARD MEETING**

Monday, October 9, 2023 - 6:30 PM - 8:00 PM

Liberty Lake Municipal Library Conference Room – 23123 East Mission Avenue, Liberty Lake, WA 99019

**HELD IN-PERSON & REMOTELY ON ZOOM**

(Note: Not all meetings will include a Hybrid Zoom or always be in conjunction with an In-Person Meeting)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **AGENDA APPROVAL** – Approve Meeting Minutes, August 21, 2023
4. **ANNOUNCEMENTS/PROCLAMATIONS/SPECIAL PRESENTATIONS**  
  
Chief Damon Simmons (Liberty Lake Police Department – Safety / Security / Cameras)
5. **CITIZEN COMMENTS** (5 minutes)
6. **PRESIDENT’S REPORT** (1 minute)
7. **DIRECTOR REPORTS** (3 minutes per director)
  - Vice President – Dale Robbins: Legal Counsel
  - Secretary – Chris Lowe: Update on Plowing and Lawncare
  - Treasurer – Roger Liermann (\*minutes)
  - Member at Large – Tim Liese
8. **WORKSHOP** – 2023 – 2024 BUDGET (30 minutes)
9. **GENERAL BUSINESS** – Action Items (2 minutes)
  - a. Authorize the President to Sign a Letter of Engagement for Legal Services to be provided to the Villas at Big Trout Condo Association HOA Board when an Attorney is selected.
  - b. Authorize the Property Manager, Christina Ross to pay the Benshoof Family the authorized limit approved by the Board on September 25<sup>th</sup> in the amount of \$1000, for reimbursement of expenditures related to damages incurred during drainpipe repair on their unit.
  - c. Authorize the Property Manager, Christina Ross to pay the Benshoof Family an additional \$22.88 more than the initial reimbursement of expenditures related to damages incurred during mold repair on their unit.
10. **OLD BUSINESS** –
11. **NEW BUSINESS** – Zoom, Telephonic and In-Person Meetings (3 minutes) – Establishing an Ordinance or Resolution
12. **CITIZEN COMMENTS** (5 minutes)
13. **NEXT MEETING DATE** – October 23, 2023 at 6:30 – 8:00 PM
14. **ADJOURNMENT**

**Meeting ID: 861 0889 1819**  
**Passcode: 693628**

AT NO TIME WILL THE ZOOM MEETING BE RECORDED

## **Meeting Perimeters**

### **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 neither will the Chair or Board will engage and will not comment during citizens comment period.

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Re. RCW 42.30.050

### **CONDITIONS TO ATTENDANCE NOT TO BE REQUIRED**

A member of the public (Association) shall not be required, as a condition to attendance at a meeting of a governing body, to register his or her name and other information, to complete a questionnaire, or otherwise to fulfill any condition precedent to his or her attendance. This section does not prohibit any generally applicable conditions determined by the governing body to be reasonably necessary to protect the public health or safety, or to protect against interruption of the meeting, including a meeting at which the physical attendance by some or all members of the public is limited due to a declared emergency.

### **INTERRUPTIONS—PROCEDURE**

In the event that any meeting is interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are interrupting the meeting, the member of the governing body conducting the meeting may order the meeting room cleared and continue in session or may adjourn the meeting and reconvene at another location selected by majority vote of the members (Board). In such a session, final disposition may be taken only on matters appearing on the agenda. Nothing in this section shall prohibit the governing body from establishing a procedure for readmitting an individual or individuals responsible for disturbing the orderly conduct of the meeting. Nothing in this section prohibits the governing body from stopping people from speaking to the governing body when not recognized by the governing body to speak.