

March 27, 2024

Big Trout COA Annual Membership Meeting 2024

Meeting Called to Order: DG Garcia

Type of Meeting: Annual Membership

Note Taker: Christina Ross, Community Manager Ops

Location: In-Person and Zoom

Time: 6:33 PM

In Attendance: Directors - Dg Garcia, in-person, Roger Liermann, on Zoom, present, Dale Robbins, Cindy Troxel, present and in-person, Tim Liese, present via (Zoom), Christina Ross, CMCA, AMS, Community Manager, Ops Solutions NW, Residents: Talia Torrano, Gail Kogle, Theresa Ryder,

Membership present via proxy, on zoom, and in-person - A quorum was achieved with 83 members. Based on the size of the membership the meeting was held at Trailhead Golf Course in the Rotary Room.

Minutes

Mixer - 6:15 PM - 6:30 PM with light refreshments

DG Garcia - Call to Order: 6:33 PM Directors all present

DG Garcia - Made decorum statement.

Christina Ross Ops - Introduced members of Ops Solutions NW Team on PowerPoint.

Christina Ross Ops - Provided presentation slides: General housekeeping and community updates.

Citizen Comments - *Citizen Comments were taken throughout the Annual Membership Meeting.*

Frieda Berkenbile - Very happy with recent Comcast upgrades.

Alec Guzman - Asked who helps with lights around the community?

Christina Ross Ops - Advised "Boone Electric has been working to repair lights. Please let the HOA know about any lights you see that need attention."

Alec Guzman – Asked who is responsible for deck repairs?

DG Garcia - Advised that it is the owners' responsibility to maintain their decks.

Jaimie Klemo - Asked had there been any claims on our insurance in reference to broken pipes.

DG Garcia - Advised that six units sustained breaks in limited common elements during the freeze, all repaired at owners' expense except one.

Christina Ross Ops - Said the insurance company was looking into the matter but that she was unable to talk about it further.

DG Garcia - Advised that one water pipeline break (water heater) in the limited common elements caused major damage to a unit below. The water had not been shut off for several days. Issue reported to the insurance company. They are looking into it.

Christina Ross Ops - Moved the agenda along to the election period.

- Announced Annual Meeting's Notification in February and Call for Candidates to the community was sent out.
- All potential candidates introduced themselves. Dr Dale Robbins, Cindy Troxel, Terry Fogel, Terry Olson.
- Call for Candidates - No Self/Floor nominations received.
- **Christina & two volunteer community members** collected all ballots to begin ballot count. 15-minute break was called. Christina advised management would announce new officers that night.

Vote Count - Ended

Directors Reports - None

Treasurer's Report - Roger Liermann presented the Treasurer's report.

DG Garcia - Did not have a president's report.

Christina Ops - Explained IRS Ruling 70-604 directive and that any remaining funds would rollover to the next year. A motion was made from the membership on IRS Ruling 70-604.

Frieda Berkenbile - Motioned to approve the IRS Ruling 70-604, **Chris Lowe** - provided a 2nd, motion passed unanimously.

Resident - BBQ Grills - Asked should the board consider adding additional BBQs to the pool area?

Christina Ross Ops - Advised that the board will consider it later.

Alec Guzman - Waste and Recycle Bins - Stated that there are Owners/Tenants putting their garbage in other owners' bins.

Christina Ops - Stated that there is no real way to monitor this. Just put your bin out shortly before pickup. Not the night prior.

Tim Liese - Mentioned that BBQs near combustible material- Rule might be incorrect.

Cindy Troxel - Motioned to extend the meeting time to add an additional 10 minutes.

Chris Lowe provided a 2nd, motion passed unanimously.

Christina Ross Ops - Announced Newly Elected Directors, Dr. Dale Robbins, Cindy Troxel, and Terry Fogle, and advised that she would send results to the membership.

Chris Lowe - Motioned to have all ballots destroyed, motion did not receive a 2nd and died on the floor.

DG Garcia - Stated that all association documents including **secret ballots** must be held for 7 years or more.

Chris Lowe - Motioned to adjourn the meeting at 8:04 pm, Dr. Dale Robbins provided the 2nd, motion passed unanimously. All other business to be carried over to next regular meeting in April.

- **Important Information:** During a portion of the meeting, Christina's laptop failed and zoom ended, not recognizing the battery had died, everyone on zoom was cut out of the meeting inadvertently. Once recognized, DG called the residents' that were on Zoom and sent a text to other residents that were also on Zoom, while the laptop was being rebooted. The laptop was restored and the Zoom participants were brought back into the meeting. Some of the residents rejoined the Zoom and some did not.
- See PowerPoint presentation presented during the Annual Membership Meeting, by visiting bigtrouthoa.com, homepage under: [Presentation: Annual Membership Meeting 2024](#).

These meeting minutes have been respectfully submitted by Christina Ross, Community Manager, OPS.

The hard copy Treasurer's Report 03/27/2024, attached, was received via email notification on March 27, 2024, at 7:56 PM, to the attention of the Board from Roger Liermann. The attachment had not been provided prior to the Annual Membership Meeting. However, upon request from the Treasurer, it is now attached with the minutes of March 27, 2024 as a part of this draft document.

TREASURER'S REPORT 03/27/2024

ACCOUNTS	DESCRIPTION	OPERATING	INSURANCE	RESERVES		
1ST CITIZENS 7846		\$30,908				
GESA SAVINGS		\$100				
GESA MM				\$246,762		
1ST CITIZENS 4032				\$186,583		
BANKING TOTALS		\$31,008		\$433,345		
			INS. \$ OWED TO RESERVES	\$40,672		
INCOME 02/2024		\$74,389				
BUDGET		\$67,780				
EXPENSES 02/2024		\$78,853	INS. \$ PAID	-\$40,672		
BUDGET		\$56,899				
INCOME YTD		\$155,479				
BUDGET		\$135,560				
EXPENSES YTD	(\$28,665 OVER PLAN	\$183,120	INS. \$ PAID	-\$40,672		
BUDGET	INSURANCE BUDGET)	\$113,398				

TREASURER'S COMMENTS:

HAIL INSURANCE CLAIM PAYMENTS FOR COMPLETED WORK (\$40,672) PAID FROM RESERVES ALTHOUGH NOT PLANNED RESERVE EXPENDITURES. REPAYMENT EXPECTED FROM INSURANCE CO., LESS DEDUCTIBLES & DEPRECIATION, SHOULD BE TRANSFERRED TO RESERVES. RESERVE FUNDING % BELOW DOES NOT INCLUDE BALANCE OWED.

RESERVE FUNDING (\$443,345) IS 25.5%, CONSIDERED WEAK. 70% FUNDING IS CONSIDERED STRONG. FULLY FUNDED IS \$1,699,323.

GESA RESERVE ACCT. PAYS 3.5% APR. 1ST CITIZEN RESERVE ACCT. PAYS .35% APR, TREASURER SUGGESTED A HIGHER INTEREST ACCOUNT, NO ACTION TAKEN.

VBT HAS NO 2024 RESERVE BUDGET.

VBT HAS NO INVESTMENT POLICY, NO CONTRACT ISSUANCE POLICY & NO DAMAGE REPAIR POLICY. TREASURER SUGGESTED THESE IN 2023, NO ACTION TAKEN.

TREASURER'S SUBMITTED QUESTIONS FOR JANUARY & FEBRUARY EXPENSES REMAIN UNANSWERED.

Due to the lack of certain financial information, including many unanswered questions that I have posed, I cannot express confidence in our current financial statements, and would request that these documents not be exhibited on our website at this time.

ROGER LIERMANN, TREASURER

Big Trout Condo Association Resolution
ANNUAL ELECTION: IRS REVENUE RULING 70-604
Excess Income Applied to Future Obligations

EXPLANATION: Tax experts recommend that all HOA / COA hold an annual vote on elective IRS Ruling 70-604, which allows the HOA /COA to file Form 1120 vs 1120H thus only net non-membership income would be taxed. If the election is not made, any excess membership income would be subject to higher taxation. Essentially, this election gives the Association's CPA the opportunity to file the tax form (1120 or 1120H) that's most advantageous for the HOA (whichever form provides the lowest tax liability). Most CPAs make this election on behalf of their clients when filing the annual return; this election documents the CPA's authority to make such a determination. The Association has always applied excess income (if/when it exists) to future obligations, this election resolution formalizes its decision to do so.

WHEREAS the Big Trout Condo Association is a not for profit, mutual benefit corporation duly organized and existing under the laws of the State of Washington; and

WHEREAS the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service.

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Big Trout Condo Association:

RESOLVED, that any excess of membership income over membership expenses for the year ending 2024 and all year's prior shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of March 27, 2024.

RATIFICATION: I hereby attest that the resolution made herein was conducted by the Members at a duly called Annual Membership Meeting and ratified by my signature below.



Dg Garcia, Director

March 27, 2024

Date

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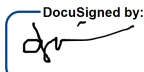
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DocuSigned by:

DF70005D02A6400...
Dg Garcia, Director

6/19/2024

Date

THE VILLAS AT BIG TROUT CONDO ASSOCIATION

Dated: March 27, 2024

Re: Resale / Refinance Disclosure - Winter Cold Snap - Water Pipeline Break with Damages
Property Address: 22855 E Country Vista Dr, Liberty Lake, WA 99019
Insurance Claim #1639313

To Whom it may Concern:

A report was made on January 16, 2024, and a claim was opened by the HOA, resulting from a broken water pipeline in a condo unit, left unattended causing extensive damage to a unit below, and to the exterior common area wall and breezeway ceiling, on or around January 15, 2024. The coverage area is large and the investigation is still underway.

The incident / break was in the bathroom in the Limited Common Element, and the scope or total loss amount to the unit owner(s) is yet to be determined. A great deal of investigation is necessary to quantify damages, and responsibility. The damaged area is large, and the investigation requires extra time and attention in the claim evaluation process. At this point, the information is limited but this disclosure will be updated accordingly, as information is received.

April 12, 2024 Update: No determination has been made, further investigation is being conducted, and status will be updated accordingly as more information is received and a determination is made.

Respectfully submitted,

Big Trout Condo Association
(aka The Villas at Big Trout Condo Association)

c/o Ops Solutions Northwest
Christina Ross, CMCA, AMS
Email: Christina@opsolutionsnw.com
Phone: (509) 919-7771