

# *Villas at Big Trout Condominium Association*

## **2024 Annual Membership Meeting Action for Vote**

# **BALLOT**

Please use the attached Ballot to record your intent to elect new members to the Big Trout Condominium Association by following the instructions below.

**\*\*When VOTING either in writing, in person, or by proxy and in pursuant to Big Trout Condominium Association Bylaws, Article 2, Section 3:**

“The presence in person or by proxy of at least twenty-five percent (25%) of the total voting power (and the presence of the Declarant, where the Declarant holds at least 25% of the total voting power) constitutes a quorum.”

The quorum must be present in order to hold a vote on any matter that’s subject to a member vote. All those in person will be included in the quorum as well as those in attendance via zoom. Please help us achieve a quorum by returning your Ballot.

### **USPS\*\***

Mail-In Ballots and Email Ballots must be received by 5:00 PM  
Monday, **March 25, 2024**, close of business.

**\*\*USPS Mail can take up to four (4) days for delivery.**

➤ Big Trout Condominium Association

c/o Ops Solutions NW

6718 N. Pittsburg, Spokane, WA 99217

➤ [Christina@opssolutionsnw.com](mailto:Christina@opssolutionsnw.com)

Ballots will also be accepted in person, by the community manager, Christina Ross, at the Annual Meeting, Wednesday, March 27, 2024.

**FILLING OUT YOUR BALLOT:** Please review your ballot options. Please mark the box next to each candidate or candidates for election to the Board of Directors. Three (3) positions are up for election. Each newly elected Director will serve term of two years.

**Thank you, for participation in the election of your community Board  
Leadership!**

**2024 ELECTION OF BOARD DIRECTORS  
BALLOT**

**OPTION 1: CHECK THIS BOX IF VOTING TO BE INCLUDED IN DETERMINING THE QUORUM ONLY.**

**I CHOOSE TO BE INCLUDED IN THE QUORUM COUNT OF BIG TROUT CONDOMINIUM ASSOCIATION, IN ORDER TO HOLD THE ANNUAL MEETING TO ELECT NEW MEMBERS TO THE BOARD.**

Please count my lot (property) towards a quorum for the 2024 Annual Meeting of the Board and any adjournment thereof.

**OPTION 2: BOARD OF DIRECTORS ELECTION - YOU MAY VOTE FOR UP TO THREE (3) CANDIDATES.**

- **CLICK THE BOX TO SELECT YOUR PREFERRED CANDIDATE OR CANDIDATES.**
- **WRITE IN CANDIDATE NAME IF THEY DO NOT APPEAR ON THIS BALLOT.**

CANDIDATE - **Terry Olson**

CANDIDATE - **Cindy Troxel**

CANDIDATE - **Dr. Dale Robbins**

CANDIDATE - **Terry Fogle**

Write in Candidate (print name): \_\_\_\_\_

Write in Candidate (print name): \_\_\_\_\_

***Validation: This ballot is not valid until the following information is completed.***

\_\_\_\_\_  
*Owner Signature*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Unit Number - Villas at Big Trout Condo Association*

\_\_\_\_\_  
*Date*

All Ballots are acknowledged and verified by Ops Solutions NW, Christina Ross, upon receipt.

## **Terry Olson**

I am asking for your vote as I run for a position on the HOA Board of the Villas at Big Trout.

My husband and I have lived here full time for five+ years. I am aware of the duties and responsibilities of being a board member.

I feel that the Board represents the homeowners and as such should represent their interests rather than "run" the group. I have attended many board meetings and other events over the years. I am excited about the new management company and would like to be part of their transition to our community. I have become acquainted with several of the current residents of the complex.

I have been retired for several years. My work record includes 15 years with Washington Trust Bank and 10 years with Bank of Hawaii. I worked at a branch and then Main Office and was involved in the loan departments and the executive departments. I was an Executive Assistant at the end of my career. I do not style myself an expert on banking, but I am very familiar with their workings and management styles. These jobs gave me experience dealing with a variety of people which I feel would help with board duties.

Thank you for your consideration.

Terry Olson

## **Cindy Lou Troxel The Villa's at Big Trout--unit 345**

I am a people person that loves my community very much! I have lived here for 12 years and have been involved in numerous community functions and events. I have also witnessed many positive and negative aspects of living here that could help in the future to provide a community that works together well. I am fully aware of the importance of having a Board of Directors that work hard to represent you and your best interest in a positive, timely, and diplomatic way. I am asking you today to consider giving me your trust and your vote to be a member of your Board of Directors for the upcoming term.

I am currently the secretary on your Board of Directors, following the resignation of a member on November 31<sup>st</sup>. In the last several months I have learned a lot, while experiencing the need for a BOD to work together in a timely, respectful, and diplomatic way, to achieve the highest outcomes for our community. I have certainly realized the time allotment, commitment, and ability it takes to be a good board member, especially with the transition to a new Property Management Company. I would love to continue representing you and will work hard to make our community a beautiful place to live while helping to create a pride of ownership for those that have lived here a long time and for those that will be new owners.

From my early years as a bartender to, after college, my years as an Interior Designer, I have always ended up in a management position. My ability to work in the best interest of the people I work with and for has led me to management and have created many lifelong relationships. For the 10+ years before I moved here, I lived in Geneva Switzerland, where I worked for the United Nations and the World Health Organization. Both utilized my ability for diplomacy, mutual respect, and my love for people. Lastly, I was on the BOD for the Friends of the LL Library for 10 years and chaired a large fundraiser each year where I met many of our fellow Liberty Lakers and had the privilege of working with many of you that live in our community. There is a time for many seasons and my season now is volunteering my time! It would give me a great honor to represent you by listening to your needs and working with the other BOD to accomplish as much positivity as possible while making a smooth transition with our new Property Manager. I hope I can earn your trust and your vote!

**Dale Robbins, M.D., J.D., M.B.A, M.Ed.**

- I currently serve as Vice-President of the Villas Board of Directors, as Commissioner on the Liberty Lake Planning Commission and a member of the Legacy Ridge Board of Directors. I have served on a multiple Boards in the past, including at the international level twice.
- I am a member of the Washington, Idaho, Montana and Washington DC Bar Associations in good standing and hold an M.D. M.B.A. and M.Ed. own my own business, and thus bring an understanding of both law and business as a Board member.
- The primary skill I bring is that I am able to clearly communicate to people at any level of education or social standing and treat them as individuals with respect even when things are highly contested. I welcome people's views different than my own as it provides me with opportunity to re-evaluate my own view, and then exercise my vote independently and clearly.
- My primary goal for the Villas HOA is simple, that residents have a clear understanding of issues in the community and real voice in decisions that directly impact them.
- My biggest accomplishment on the Board has been to pull back the curtain and allow the residents to see for themselves how Board members are conducting business and voting, so that are held accountable for both their actions and in-actions.
- The Villas is a wonderful community and is in far better place in terms of management, financial strength, the physical condition of the property, and for the first time, residents have a real voice in its operation. I was appointed last June and I am honored to have played an important role in OUR accomplishments and humbly seek your support in the upcoming election.

**Terry Fogle**

My name is Terry Fogle and I have been a member of the Villas community for 15 years. I can honestly say that this has been one of the best places I have ever lived - quiet, beautiful, and safe - and even more importantly because of the amazing people who reside here.

I recently retired and now would like a chance to give back to the community I care so much about. Qualifications I can share include:

- Manager with proven experience leading a team to excellence - coaching, mentoring, servant leadership, collaboration.
- Project management experience working on large and strategic organizational projects and meeting on-time milestones.
- Professional communicator.
- Continuous improvement training and expertise.
- Marketing/public relations experience.

If you decide to consider me for a board position, I can promise you that I will represent our community with commitment, motivation, and kindness. I will listen to and really hear the issues and won't hesitate to reveal a sense of humor when necessary.

Thanks for your consideration!