

April 12, 2024

Big Trout COA Regular Board Meeting

Meeting Called to Order: Dg Garcia

Type of Meeting: Regular Board Meeting

Note Taker: Christina Ross,

Time: 6:31 PM

Community Manager Ops

Location: In-Person and Zoom

In Attendance: Directors - Dg Garcia, Dale Robbins, Terry Fogle, present in person, Cindy Troxel, present via Zoom, Christina Ross, CMCA, AMS, Community Manager, Ops Solutions NW, Residents: Ten (10) present and three (3) via Zoom. A quorum was achieved.

Roger Liermann – Absent.

Minutes

Dale – Made an opening motion to excuse Roger, seconded by Terry – discussion:

Dale – Stated that he believed this was Roger's 2nd or 3rd absence and noted that a Board member was joining the meeting all the way from Florida, which is three hours ahead. He stated that a personal invitation had been extended to Roger.

Dg – Stated the importance of attending the Board meetings by directors, however, occasionally they might miss. However, a Board members cannot expect that another Board director should want to speak on their behalf to count as an excused absence.

Cindy – Agreed that many missed meetings is just not logistically right.

A vote was taken to excuse Roger, all opposed. None in favor. Roger was not excused from the meeting.

Manager Discussion – Decorum and Election – Director and Officer enumeration:

Nomination results and appointments:

Treasurer – Terry Fogle

Secretary – Cindy Troxel

Vice President – Dale Robbins

President – Dg Garcia

Member at Large – Roger Liermann

Dg – Extended thanks to Roger for all his work as treasurer and stated that Roger was very passionate about his position as treasurer. Dg was thankful that he continues to be involved on the Board.

Dale – Stated that he was very grateful and extended a round of applause in appreciation of Roger and all his work.

Dg – Motioned to accept the meeting minutes. Christina offered an edit to the March 27, meeting minutes to add Alec Guzman as the resident who asked about, the decks. Dg motioned to accept items A through D, which included amending the question about decks to reflect Alec Guzman. Seconded by Dale. The motion passed unanimously. All minutes presented on the agenda were approved unanimously.

Agenda items

BBQ Grills –

Dg – Mentioned that perhaps allowing grills until Mother Day or May 30, after Memorial Day.

Lola – Commented on storage/use of BBQ Grills and mentioned that there should be no BBQ Grills.

Gary McDonald – Commented that people might be out of town, so they will need time to get rid of their grills.

Terry Olson – (Regarding the timeline) Stated, don't even let people start grilling. Get rid of them asap.

Gary McDonald – Asked what about cooking with the electric top on the concrete?

Christina – Provided no answer but stated that the language is clear and provided a handout reference: WAC 3305.7. Dg reinforced that the language in the WAC is clear and that it will be a requirement by the insurance carriers for condominiums, referencing our insurance policy.

Terry Olson – Included information about if you had BBQ Grills on the decks you needed to have sprinklers on the decks.

Dale – Asked the community for feedback on what is a reasonable timeline, and he will work with residents to come up with information for the policy decision.

Cindy – Stated that since we're under the gun, we need to do our due diligence on working on the language and getting the information out to the community.

The Board agreed to get a policy decision out ahead of our next meeting.

Investments –

(Citizen Comment period was opened.)

The community suggested moving funds that are in savings at First Citizens Bank to STCU or ICCU to get a better rate.

Teena McDonald – Said she had concerns with GESA closing locations where she had banked for over 35 years.

Terry – the new treasurer is going to investigate options and report back.

Director Reports –

Dg – Covered the treasurer reporting. She discussed the pending insurance claim, etc. and the reserve studies and that she considered the previous reserve contribution to be too aggressive. She mentioned that the former treasurer had previously pointed out that the 25% funding is still weak and Dg said that he is right. But it's a huge step up from the 7.8% or so from the previous reporting in September, as money's have been spent to cover projects from the reserves, which we will be reimbursed once the projects are completed and then she noted that the Reserve study update will be profoundly helpful.

No other Director Reports were provided.

Updates – New Business

Dryer vent cleaning – Scheduled for May 13 – 17th, owners do not have to be home. If someone wants to have their inside vents cleaned, it will be an additional \$30, paid by the condo owner, not the association. Contact Dg for more information.

Entry Garden Committee – This will be picking up on May 13.

Teena McDonald a condo owner is well versed in landscaping/gardening because she operated her own company and has volunteer to be Chair. Her husband is very helpful, and she mentioned that if anyone is interested in assisting then they can reach out to her via email glmtpbam@hotmail.com for more information. Teena mentioned that the shrubs at the main entrance need to be removed.

Radon Inspections –

Dg – Mentioned that we will need to get the radon systems inspected – don't know how many there are but they have not been inspected in some time.

Governing Document Committee – Focus

Refer to the RCWs, CCR's and Bylaws to see what should fit or be amended outside of any policy decisions. Referenced smoking in units (marijuana and cigarettes) becoming a nuisance to nearby neighbors.

Rentals –

Are there too many rentals? Can we limit the number? General updates.

Board Members on Website –

To identify the Board members in the community the Board voted to add the director's names /information to the website so that the community knows who their Board members are. Motion passed unanimously.

Audit and Reserve Study –

Dg – Made a motion to authorize Christina to seek Request for Proposals (RFPs) to conduct the 2023 audit and preform a new Reserve Study for the association and bring the company names to the next meeting. Motion passed unanimously.

Dg – Made a motion (based on the numerous winter storm emergencies that needed immediate attention by management) to authorize Christina to act in the event of fire, flood, or blood type of emergency to get emergent issues stopped, but not move forward after that without the Board being notified. Motion passed unanimously.

The Board voted to allow bids for pool replacement/work as the pool is in much need of repairs. There is some funding currently in our reserves for the pool.

Old Business –

Draft Code of Ethics to be signed at the next meeting and scheduling a **Roberts Rules of Order workshop** for those wishing to participate.

Citizen Comments –

Chris Lowe – Stated that the replastering of the pool could be close to \$30k from reserves.

Jeanne Galvano – Said she watched Dg with the Sprinkler Team and thanked her for doing so much for the community.

Board voted to Adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 8:02 PM.

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

Handout Excerpt:

Cooking Devices and Combustible Materials.

- Cooking shall be prohibited except in approved designated cooking areas separated from combustible materials by a minimum of 10 feet (3048 mm).
- Signs with a minimum letter height of 3 inches (76 mm) and a minimum brush stroke of 1/2 inch (13 mm) shall be posted in conspicuous locations in designated cooking areas and state:

⇒DESIGNATED COOKING AREA

⇒COOKING OUTSIDE OF A DESIGNATED COOKING AREA IS PROHIBITED



Big Trout Condominium Association

2023 - 2024 Insurance Summary

January 10, 2024

Alliant Insurance Services, Inc
818 W Riverside Ave Ste 800
Spokane, WA 99201
O (509) 325-3024
F (509) 325-1803
CA License No. 0C36861

www.alliant.com

Marketing Results

Carrier	Decision	Reason
Alaska National	Decline	No market at this time
AmTrust	Decline	BBQ's on patio/deck
CIG	Quoted	Premium indication above \$140,000
CRC	Decline	Not a competitive market
Farmers	Decline	No market
Hallmark	Decline	Loss history
Hanover	Decline	No market for HOA's
Hartford	Decline	No market
Liberty Mutual	Decline	BBQ's on patio/deck
Mutual of Enumclaw	Decline	Age of buildings
McGowan	Decline	BBQ on patio/deck
Travelers	Decline	BBQ's on patio/deck