

WEST TAPPS MAINTENANCE COMPANY

Board of Trustees Meeting Minutes

3302 C West Tapps Dr E, Suite C

Lake Tapps, WA 98391

1 **Special Board Meeting**

2 Wednesday July 27th, 2022

3 Mixed (Zoom and In-Person)

4

5 **Call to Order**

6 Meeting called to order at 7:00pm by Duane Bratvold.

7

8 **Attendance**

9 **Trustees Present**

10 Duane Bratvold, President

11 Shawna Wallace, Vice President

12 Adam Gregorich, Treasurer

13 Kit Bourn, Secretary

14 Kim Scott

15 **Trustees Absent – Unexcused**

16 Cliff McIntosh

17 Bruce Upton

18

19

20 **Staff Present**

21 None

22

23 **Guests Present**

24 None Present

25

26 **Determination of Quorum**

27 Quorum Reached.

28

29 **New Business**

30 **Road Fund Discussion**

31 Bratvold presented a letter from the West Tapps Maintenance Company from 1997. The letter
32 asks if the members on maintained roads would like to stop paying into their road funds but did
33 not stipulate the consequences of that action. Another meeting was supposed to be scheduled
34 for the next year to state a result of the questionnaire. We were unable to find a record of the
35 meeting. The road fund assessments were not consistently charged after 1999 for non-Hidden
36 View Roads. More discovery is required to find out more details on what happened to the fund
37 from 1999.

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38 Discussion led by Gregorich reviewing two paving bids for 170th, 179th, and 185th, as well as
39 178th. The repairs to the roads will reduce the amount required to initially fund our Reserve
40 Study by increasing the asset life spans by 15-30 years.

41 Comment period was opened to homeowners for feedback.

42 **Motion** (220627.2005) to accept repair bid from Looker Asphalt for \$106220.00 plus tax for
43 repaving 178th from the Hidden View Road Fund by Gregorich, seconded by Scott.

44 **Approved:** Unanimous
45

46 **Motion** (220627.2008) to accept bid from Looker Asphalt to completely repave 170th and
47 patch failing asphalt on 179th and 185th for \$58000 plus tax to be provided from discretionary
48 funds by Gregorich, seconded by Scott.

49 **Approved:** Unanimous
50

51 **Motion** (220627.2009) to engage the attorney to investigate if homeowners on 170th, 175th,
52 179th, 181st, 183rd, and 185th still have financial obligation to contribute to a road fund for repair
53 and maintenance, and if responsible, a road assessment be reinstated by Wallace, seconded by
54 Scott.

55 **Approved:** Unanimous
56
57
58

59 **Meeting Adjourned**

60 **Motion** (220627.2010) to adjourn by Scott, seconded by Gregorich.

61 **Approved:** Unanimous
62

63 Meeting Minutes Prepared by _____ Date _____
64

65
66 Secretary Approved _____ Date _____
67

68
69 Board Approved _____ Date _____
70