

WEST TAPPS MAINTENANCE COMPANY

Board of Trustees Meeting Minutes

3302 C West Tapps Dr E, Suite C

Lake Tapps, WA 98391

1 **Scheduled Board Meeting**

2 Wednesday October 4th, 2023

3

4 **Call to Order**

5 Meeting called to order at 6:07pm by Aaron Kolar.

6

7 **Attendance**

8 **Trustees Present**

9 Aaron Kolar, President

10 Adam Gregorich, Treasurer

11 Brad Boushey

12 Kim Scott

13 Lorian Maddox

14 **Trustees Absent**

15 Kit Bourn, VP, Secretary

16 Candice Krasovec

17 **Staff Present**

18 None

19 **Committee Members Present**

20 Kimberly Newlove – Architecture Committee

21

22 **Determination of Quorum**

23 Quorum Reached

24

25 **Agenda**

26 Motion (231004.1810) Approve agenda as amended by Gregorich, seconded by Boushey.

27 **Approved:** Unanimous

28

29 **Member Comments**

30 No Comments were presented.

31

32 **Approval of Minutes**

33 Motion (231004.1811) to approve minutes for September 13th by Scott, seconded by
34 Gregorich.

35 **Approved:** Unanimous

36

37 Motion (231004.1812) to approve minutes for September 27th by Scott, seconded by
38 Gregorich.

39 **Approved:** Unanimous

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41 **Reports**

42 Please see attached reports.

43

44 **New Business**

45

46 **Budget Presentation**

47 Budget committee presented the 2024 budget to the board and fielded questions from the
48 membership.

49

50 **Nuisance Workflow for Violations Policy**

51 Motion (231004.1934) to approve the Nuisance Workflow Policy by Scott, seconded Boushey.

52 **Approved:** Unanimous

53

54 **Lakeridge Playground Bid**

55 Motion (231004.1942) to approve the bid from A State of Play for \$30770.62 paid from the
56 Reserve fund by Gregorich, seconded Scott.

57 **Approved:** Unanimous

58

59 Motion (231004.2010) to approve the bid from Devco for \$12500 plus tax to replace the
60 existing path from the ballfield and replace the playground area paid from the Reserve fund by
61 Gregorich, seconded Boushey.

62 **Approved:** Unanimous

63

64 Motion (231004.2011) to approve the bid from Devco for \$24750 plus tax to install an irrigation
65 system and run a water line to the park from the ballfield paid from savings by Gregorich,
66 seconded Boushey.

67 **Approved:** Unanimous

68

69 Motion (231004.2012) to approve the bid from Devco for \$24750 plus tax to clear out
70 blackberry bushes, install sod, and design the irrigation system paid from savings by Gregorich,
71 seconded Boushey.

72 **Approved:** Unanimous

73

74 **Greenbelt Committee**

75 Discussion on greenbelt plans and identifying potential problems/solutions.

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WTMC Sign

Motion (231004.2043) to approve the printing of 30 signs from Speedy Signs for up to \$500 plus Tax, paid from the annual meeting line item by Maddox, seconded Boushey.

Approved: Unanimous

Motion (231004.2047) to approve the printing of 5 Get Out to Vote signs from Fed Ex Kinkos not to exceed \$250 plus Tax, paid from the annual meeting line item by Gregorich, seconded Maddox.

Approved: Unanimous

Good of the Order

No comments

Executive Session

Motion (231004.2048) to enter Executive Session to discuss Personnel and Legal Matters by Gregorich, seconded Boushey.

Approved: Unanimous

Motion (231004.????) to exit Executive Session by ????, seconded by ????.

Approved: ????

Meeting Adjourned

Motion (231004.????) to adjourn by ????, seconded by ????.

Approved: ????

Meeting Minutes Prepared by

Kit Bourn

Date

10/27/2023