

WEST TAPPS MAINTENANCE COMPANY  
BOARD OF TRUSTEES Special MEETING with Attorney J. David Huhs Concerning Violations Issue  
MINUTES

August 29, 2019

Held at Main Office 3302-C W. Tapps Dr E lake Tapps, Washington

1    **CALL TO ORDER**

2    President Stephen Bricker called the meeting to order at 6:45 pm.

3  
4    **BOARD MEMBERS PRESENT**

5    Stephen Bricker, President

6    Joseph Kish, Secretary/Treasurer, I.T. Chair

7    Butch Hulstrom, Member at Large

8    Bruce Upton, I.T. Committee, Member at Large

9    Secretary Kish informed President Bricker that Board Member quorum is present.

10  
11   **STAFF PRESENT**

12   Michelle Wittmier-General Manager

13   David Gowans- Facilities Manager

14  
15   **GUESTS PRESENT**

16   Attorney, J. David Huhs

17  
18   **HOMEOWNER PRESENT**

19   Jennifer White, joined meeting at 7:30pm

20  
21   **Motion by Joseph Kish** to adjourn to Executive Session to confer with Attorney Huhs on legal matters  
22   facing WTMC.

23   Second Bruce Upton

24   Voice Vote: Unanimous

25   Motion passed to adjourn to Executive Session.

26  
27   The Board discussed with Attorney Huhs the situation with Seattle Boat's proposed re-development of the  
28   WTMC governed parcels located at the corner of West Tapps Drive East and Sumner Tapps Highway  
29   purchased by Seattle Boat in December of 2018.

30  
31   **Motion by Joseph Kish** to approve retaining Claudia Newman of Bricklin & Newman, LLP to assist with  
32   the permitting issues concerning the Seattle Boat re-development plan for parcel numbers 506500-1850  
33   and 506500-1900.

34   Second Bruce Upton

35   Motion passed to retain Claudia Newman of Bricklin & Newman LLP.

36  
37   Attorney Huhs discussed with The Board the specifics of the process for Judgments and the quality of  
38   data that must stand behind the claims. Attorney Huhs presented most likely outcomes from the most  
39   delinquent of our owners and suggested that in addition to working with this group, we start in as well with  
40   the members that are now 6 years out so we can secure the debts with a smaller likelihood of loss due to  
41   the timeliness of our actions. The Board agreed to a mail merge letter out to our delinquent owners  
42   apprising them of the steps that will be taken if they fail to deal with the delinquent assessments owed on  
43   their parcel(s).

44  
45   **Motion by Joseph Kish** to return to regular session.

46   Second Butch Hulstrom

47   Voice Vote: Unanimous

48   Motion to return to regular session passed.

49   Board moved back into regular session at 7:30pm.

50  
51   **VIOLATIONS**

52   **Motion by Joseph Kish** to turn the meeting gavel over to Attorney J. David Huhs

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53 Second Butch Hulstrom

54 Voice Vote: Unanimous

55 Motion passed to turn the meeting gavel over to Attorney J. David Huhs

56

57 Ms. Jennifer White joined the meeting to discuss the incident which occurred at Jenks Park on Saturday  
58 August 10, 2019 that culminated in her party being asked to leave the premises and the suspension of  
59 the their properties Key Card access to the Parks as well as her request that the Board discharge our  
60 current Park Manager.

61

62 Ms. White reported her view of the events of the day and admitted that the letter received from Attorney  
63 Huhs did make her stop and rethink the day and events she included in her email to WTMC following the  
64 event.

65

66 Attorney Huhs thanked her for taking the time to meet with the Board on this matter and discussed her  
67 obligations going forward.

68

69 Ms. White withdrew her request that our current Park Manager be fired.

70

71 The Board agreed to make a final decision by the next scheduled Board meeting on Thursday September  
72 12<sup>th</sup>, 2019 and notify Ms. White accordingly.

73

74 **Motion by Joseph Kish** that the meeting gavel be returned to President Bricker

75 Second Bruce Upton

76 Voice Vote: Unanimous

77 Motion passed to return the meeting gavel to President Bricker.

78

79 The Board held a brief discussion on the revised rules posted at the Bankers Spit concerning dogs and  
80 leashes. This item to be placed on the agenda for the September 12<sup>th</sup> meeting.

81

82 The Board held a discussion on fines and, rules and procedures for these actions. Attorney Huhs will  
83 provide a copy of his work in this area to assist the Board with refining and adopting these items.

84

85

86 **Motion by Joseph Kish** to adjourn meeting.

87 Second by Lisa Courneya

88 Voice Vote: Unanimous

89 Motion to adjourn passed.

90

91 President Bricker adjourned meeting at 8:45pm

92

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94 NEXT REGULAR MEETING SCHEDULED Thursday September 12, 2019, 7 pm at the Main Office

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96

97 Respectfully Submitted:

Approved:

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101 \_\_\_\_\_10/17/19

\_\_\_\_\_10/17/19

102 Michelle Wittmier, General Manager

Joseph Kish, Secretary/Treasurer