

WTMC  
PO Box 947  
SUMNER, WA 98390



**WTMC**  
a Homeowners Association

Homeowner Name  
Street Address

City, State Zip

**NOTICE OF ANNUAL MEETING OF  
WEST TAPPS MAINTENANCE COMPANY**

Members of West Tapps Maintenance Company

Pursuant to the Article of Incorporation and By-Laws of the West Tapps Maintenance Company, A Washington State non-profit corporation, you are hereby notified that the Year 2017 Annual Meeting of the voting members of the corporation will be held at:

**Emerald Hills Elementary School  
19515 South Tapps Drive East  
Thursday, November 16th, 2017  
7:00 pm**

The purpose of this critical meeting is to consider and to vote upon the adoption of the Budget for the fiscal year of January 2018 through December 2018 and the election of chairs for the Board of Trustees.

Please, BRING YOUR BALLOT/PROXY WITH YOU TO THE MEETING; DROP IT BY THE OFFICE OR VOTE BY MAIL. Proxies must be received in the office by 5pm Thursday, November 16<sup>th</sup>, 2017 or hand delivered to the annual meeting which starts at 7:00pm that same night.

*Stephen Bricker, President*

**REMEMBER WE NEED YOUR PROXY FOR QUORUM**

# Presidents Letter

Hi, I am Stephen Bricker and am excited to be writing my first annual letter as President of the Board of Trustees. First I want to thank Cliff McIntosh the organizations President for the last fifteen years for his hard work and leadership especially when there were bumps in the road. We are glad he has chosen to continue serving on the Board in a different capacity. His history is valuable to WTMC.

Second, I want to thank Michelle our General Manager and David our Facility's Manager for keeping the lights on, paying the bills, to keeping our parks clean and secure. Thank you for all your dedication. Please read the parks report and the financial information included to get a better picture of what we have accomplished this year.

A few things that we are in the planning and budgeting phase right now:

- Constructing a water service at Bankers and Lakeridge, for Sanitation and water for pets.
- Adding key card access gates at Banker and Lakeridge, for security.
- Installing a hot water tank for the bathrooms at Jenks. For better sanitation.
- Creating a comprehensive plan to clean out our forests floors of fire fuel in our buffers. The Board was very concerned about this during the summer.

You will notice that we did not include a Capitol Budget this year. The main reason for this is we are trying to keep our assessment increases to a minimum. The biggest impact this year to the budget was wages directly due to the State wide Initiative passed last November. The States minimum wage increase from 2016 to 2018 is more than 20%. We have two more years of this unnatural increase in our labor costs before we go back to CPI increases. Because of this increase we only had 75% of the park staff that we have had in the past to mitigate this new expense. However, we cannot plan on permanently understaffing our parks because it could become a safety issue for our home owners and employees.

This year we started deploying body camera's with our park staff. The Board kept hearing and reading the reports of bad behavior by some of our guests and decided to document the encounters. The recordings are stunning at how some people treat and act around our employees. We are discussing new policy to keep these issues from happening, and keeping our employee's safe.

The last issue I want to bring to your attention is a small percentage of our members do not believe they need to pay the annual assessment. Because of this we all pay more to compensate for the lack of payment by a few. This amount has grown to be over \$300,000 dollars over 20 years, now the Board is getting very aggressive to recover this past due revenue. Two things I need to share, at two years of non-payment WTMC places a lien on the property in question. The property owner at this time is responsible for the unpaid assessment and the cost of placing and releasing the lien. At six years being delinquent the Board has decided to go to court and obtain a "Judgement" to secure the debt. These steps should help recover our overdue assessments and help keep future increases to a minimum.

I look forward to 2018 with great expectations as we continue to improve our organization and facilities.

See you at the meeting.

***Stephen Bricker***

# Welcome to the 2017 West Tapps Maintenance Company Annual Letter.

Who and What is West Tapps Maintenance Company?

Physically we are a Homeowners Association comprised of:

- 14 Sub-Divisions
- 7 HOA owned Private Roads + numerous Homeowner owned Private Roads
- 86 Street Lights throughout most of our association
- 3 Private lakeside Parks
- 32.86 Acres of HOA owned Greenbelt + acres of Homeowner owned Greenbelt we “manage”
- 1503 Parcels
- 1424 Homeowners

Our Operating Documents charge us with managing the common areas, authorizing construction related work, collecting, holding and disbursing funds on behalf of the organization and providing for the common good. For an organization this size, that activity takes many hands and much time. Some items are dealt with using volunteers, some with outside contractors and some with employees.

It is always tricky to find the balance in using those resources to ensure that WTMC runs efficiently and economically. Your Board is constantly looking for ways to ensure all of those tasks happen in the timeliest and most cost efficient manner possible, attempting to find long term solutions instead of simply applying band-aids to situations.

## Meet Your Candidates

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### Dan DeVaux

Dan DeVaux is one of our long time Board Members. Dan has been involved with the board for 16 years and during that time has served in several positions including Parks Co-Chair, Vice President, and Secretary/Treasurer. He is currently serving as Parks Chair and Architectural Chair.

Dan is a small business owner with extensive background in real estate. Dan has lived in the community for 25+ years, is a father and grandfather, avid boater and sports enthusiast. But he really likes being Grampa the best.

### Stephen Bricker

Stephen Bricker joined the Board in 2013, feeling that WTMC could use some additional help. Since joining the Board Steve has served as Parks Co-Chair, Violation’s Committee Member and Vice President of the Board. He is serving as the President this year as he continues to work on guiding WTMC on a level path while dealing with the multiple pressures that face Homeowner Associations.

Steve has lived in the area for over 13 years, and is married with two adult sons, one of which is a Police Officer in Charleston South Carolina and the other is a Sr. Analyst with American Airlines in Dallas Texas. Steve’s wife Robin is a small business owner in Sumner. For fun, In addition to sunny day cruising in one of Steve’s classic cars, Steve and Robin love being grandparents and visit their grandkids as often as they can.

Steve works for H.D. Fowler Company at their Pacific branch where he is a Corporate Estimator. Steve has worked for H.D. Fowler for 28 years. Steve has been able to offer his experience with infrastructure and construction to help our organization.

## Joe Kish

Joe Kish has been on the Board of Trustees since November of 2011. Due to his 40+ years' experience in the communications industry he serves as our IT chair as well as our Secretary / Treasurer.

Joe has been a WTMC resident since 1980. Joe is married and has two grown sons and two grandchildren. He enjoys woodworking, reading, and spending time with his family.

Joe is working his retirement by launching back into the work world in the communications industry, working with an Architectural firm in Seattle as their go-to guy when it comes to network design and infrastructure, training the next generation of IT types on the foundations of what came before as well as instructing in the basics of how "smart buildings" work to better enable them all to move forward in developing new design ideas for the future smart buildings we will all occupy.

Joe holds a Registered Communications Distribution Designer endorsement; he has worked with several standards committees over his career to help bring organization to the communications industry. Joe also worked with the State of Washington to help write their first Telecommunications Administrator requirements. Joe is constantly working on educating various organizations ranging from construction to taxes, on topics having to do with network security, building network design, and application standards.

## Elmer "Butch" Hulstrom

Butch Hulstrom is a long time resident of WTMC. He and his family moved into their home in 1978. To quote Butch, he did the "normal thing" of volunteering with his community organization on work parties to keep the facilities running. His family grew, busy happened and now that he has retired he is volunteering again for the community.

Butch joined the Board in 2017 as he expressed his interest in helping the Board with the task of guiding the organization forward.

## Maureen Carroll

Maureen Carroll is another longtime resident in WTMC of 20 + years. Ms. Carroll expressed interest in running for the Board of Trustees, so we took her at her word.

Maureen is an enthusiastic user of the WTMC recreation facilities and is really enjoying the new pickle ball set-up at Jenks Park. Ms. Carroll has expressed a desire to help shape the direction of the future development of the parks and how they are run.

## Volunteers in 2017

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Again this year the WTMC Board and community would like to acknowledge and thank the individuals who choose to volunteer their time and talents to serve their community.

To each of the following individuals who gave of their time for the betterment of the community:

Brian Cowger volunteered approximately 9 hours-- our E. Bunny- (shhh!)  
Kristal Cowger volunteered approximately 24 hours- WTMC liaison to the LTCC  
Tiffany Elliott volunteered approximately 8 hours – monitors social media

Mark Causey volunteered approximately 17 hours – Finance Committee  
Bruce Upton volunteered approximately 50 hours – Finance Committee, Violations Committee, IT work  
Robin Bricker volunteered approximately 8 hours – assembly of Annual Mailer

The Board and Community would like to say

## Thank You!

for stepping into your community's needs  
where you could and giving so generously of your time!

### Who are they?

If you contact the Main Office you will be speaking with Michelle.

If you contact the Facilities Manager you will be speaking with David.

## From the Facilities Manager-2017

Since our last annual meeting, we have been busily working toward our goals.

Last winter we tackled well over 60 potential hazard trees in our home-adjacent greenbelts, pruned several enormous damaged park trees (with help) and 16 medium-sized overdue park trees, enclosed a work/storage space behind the Jenks shed with a privacy fence, resurfaced the tennis court loitering space, transplanted 100's of trees, ferns and shrubs in greenbelts and parks, replaced rotting pier supports, and continued the campaign to improve the appearance and usability of all parks.

In April, we held our usual Easter Egg Hunt, complete with a people-sized rabbit, prize baskets, snacks and lots of kids!

Last year we began allowing dogs at Lakeridge Park. Normal leash rules apply. So far, there have been few problems regarding dogs at Lakeridge, so we're going to keep it going! Please do remember to keep your dog(s) off of/away from other dogs and people while enjoying this park.

Along with every annual cycle on the lake comes the hard work of dealing with the daily headaches that come with property ownership and maintenance. Many headaches are unavoidable, but many are also self-inflicted and 100% avoidable. Thanks to the employment of body cameras, cell phones and security cameras, the West Tapps Maintenance Co Board of Trustees has begun receiving first hand looks at the wild behavior of some of our more demanding members, most of whom we meet during summer. We'll be doing more of that in the coming year.

While our "No Firearms" sign at park entrances seems to have stopped people from open carrying into our parks this year, we are still struggling with members who 1) don't want to carry their cards, 2) don't want to leash their dogs around others, or 3) don't want to pick up their dogs' feces, or some combination of these three. Ladies and gentlemen, we have these rules because dog poop being washed into the lake by rain will shut our parks down to dogs, according to the WA state Department of Ecology. Every single time a person chooses to leave their dog waste behind, they risk losing our dog access FOR EVERYONE, as well as potential fines. We all love having these beautiful resources for walking our four legged family members so..... Please, just pick up your poop!

Our plans for this winter are similar to last year. Several minor improvements and repairs, more evergreen planting, tree removal at Bankers Spit, thoughtful vegetation and land management for both parks and

greenbelts, hopefully another layer of chips on Bankers trail, and continued relentless progress toward energizing Lakeridge and Bankers Spit. We're also working on a few pleasant surprises for the spring!

**David Gowans**

## **Architectural**

Architectural encompasses not just our structures, but our greenbelts as well.

As a reminder, all construction must meet Pierce County code prior to any structures being built, plans and specifications need to be submitted and approved in writing before construction can be started. Please refer to your Covenants and Restrictions for further clarification.

We have just finished up our annual Greenbelt Maintenance with our logger. Our Forests receive constant care and grooming and as noted elsewhere in this letter, we are working on the plan and stages to address the accumulation of debris on the forest floors.

## **Lake Tapps Community Council -LTCC**

WTMC continues to participate with the LTCC. Our former Board member and Vice President, Kristal Cowger, represents us at that table.

LTCC is the local council comprised of representatives from each of the Homeowners associations (HOA) around Lake Tapps as well as persons who live on or near the dikes that do not belong to an HOA. LTCC represents the communities' corporate needs to Cascade Water Alliance (CWA), the owners of Lake Tapps. LTCC also works with other governing bodies working on solutions for the many issues that arise from living on a Reservoir/Lake and the management of the health of that body of water and the rights of the land owners surrounding that lake.

LTCC has become the conduit, through the Lake Tapps News (<http://www.laketappsnews.org/>) for information from CWA to the homeowners concerning draw down and refill schedules, management of plants growing in the lake and notifications of when and what CWA is doing on the lake that may have an impact of all of us.

# WTMC Budget Proposal for Fiscal Year Ending December 31, 2018

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## **1. Executive Summary**

The Finance Committee met over a period of three months reviewing the comparative figures from prior years as well as looking forward to what the Board of Trustees would like to accomplish. One of the things we kept in our focus is when our organization was formed, in 1963; the annual assessments were \$40.00 per year. At today's value, that would be \$317.67. Knowing this value helped us in the planning for 2018 and the longer future for WTMC. The inverse of that information is that the assessment for 2018 in 1963 dollars would have been \$44.63 per year.

Historically WTMC has run at a resident non-payment rate between 15%-20%. This year as of this printing that number is 13%, or 198 assessment paying parcels. The dollar value associated with that 198 is \$328,415.66 or nearly an entire years' worth of operating assessments at our current rate. This continues to be sobering for the Board each time they discuss this matter. We do have Liens in place on delinquent accounts and are working with our attorney to secure default judgements against those individuals and properties which have remained outstanding for 7 or more years. This will help secure the money owed to WTMC.

This year the Finance Committee continued with the objective set forth in 2016 steering West Tapps Maintenance Company on a course to improve both our financial and property standing. We have made significant strides on the security of our property and have taken the initial steps with our attorney to secure the outstanding assessments due to WTMC. We were thrown a curve ball related to payroll costs when the voters of Washington State passed I-1433 in November 2016 mandating that minimum wage, even for seasonal workers such as ours, would increase 20 % from 2016 to 2018. No Budget handles that information well. It caused us to realign spending from capital to operating budgets in 2017 to stay on track and as you can see from the president's letter and the budget numbers, we had to increase the payroll allocation to allow us to return to full staffing in the parks during the summer months.

The Finance Committee, building on the work started in 2015 feel that the budget presented here truly reflects the needs of West Tapps Maintenance Company in our current operating configuration.

You will notice that there is not a Capital Budget presented this year. The Finance Committee and the Board feel that it is time for the organization to step in another direction concerning capital projects. Starting in 2018, the repair and maintenance projects that are generally fund out of our Reserve Funds will continue to be funded in the same manner. For new projects, additions and improvements that the organization is considering, we will be putting each of them out for a vote of the membership for approval. If a specific project is approved by the membership then the funding for that project will be billed as a Special Assessment charged specifically for that project for the number of years the project proposal calls for to complete the project.

## **2. Purpose and Objectives**

The purpose of the budgets is to steer West Tapps Maintenance Company on a course that will enable it to improve livability within our boundaries and thus increase the value of our stakeholder's property, bring more pride of ownership and community awareness, as well as hopefully bring more community involvement.

1. Getting Bankers Park up on our network and locking the gates to require key cards
2. Getting Lakeridge Lower Park fenced in and requiring key cards
3. Continue to enhance all of our Parks for the benefit of all owners

## **3. Income**

This year West Tapps Maintenance is targeting a budget of \$481,958.84 for 2018. Our primary objective is the continued maintenance of our assets and thereby increasing overall homeowner values. We will be focusing on our parks and greenbelts as well as continuing our proactive work on recovering the outstanding Accounts receivable from non-paying homeowners.

### 3.1 Interest

- With interest rates what they are; our interest income has stayed at a very modest but steady value on both our Certificates of Deposit as well as our savings accounts. Our CD's are set up to automatically reinvest upon maturity.

### 3.2 Allowance for Non-Payment of Assessments

- Liens are now placed on properties when the account balance due goes beyond a set dollar amount. Notice is sent to the homeowner that they are past due a given amount and if not paid within a certain amount of time, a lien will be placed upon their home. If necessary, a second letter is sent giving notice that the lien has been placed.
- Initial lien charges are paid for by West Tapps Maintenance Company, but this charge is added to the payoff amount due to WTMC.
- Interest is added to the amount of payoff.

### 3.3 Staff Cost

- Staff cost represents the largest part of our Operating budget. As noted earlier we are dealing with an astronomical jump in basic wages from year 2016 to 2018 at a 20% increase in minimum wage, which after 2018 will be a modest 4% in 2019 and then 12.5% in 2020. Of course the employer payroll taxes reflect that as well.

### 3.4 Directors' Expenses and Audit Fees

- The Directors and Officers Insurance has remained the same as previous years.
- Audit fees for annual audits have been included again in the 2018 budget and will continue on a yearly basis now that we are coming back on track with our annual audits.

### 3.5 Occupancy Expenses

- Our Office occupancy expenses will increase in 2017 as our rent is increasing.

## 4. Annual Assessments

### 4.1 2018 Annual Assessment per dues paying unit- \$352.82

	Budget 2017	Proposed 2018
Payroll	\$223,733.43	\$309,212.00
Payroll Taxes	\$23,044.54	\$31,848.84
Utilities	\$34,470.00	\$35,278.00
Maintenance	\$24,800.00	\$26,800.00
Fees	\$20,050.00	\$21,470.00
Supplies	\$13,700.00	\$16,250.00
Insurance	\$28,300.00	\$29,300.00
Special Events	\$2,375.00	\$2,500.00
Vandalism	\$1,000.00	\$0.00
Misc. Charges	\$3,600.00	\$2,700.00
I.T. Phones & Internet	\$7,600.00	\$6,600.00
Total	<u>\$382,672.97</u>	<u>\$481,958.84</u>



As you will note on the year to date Profit and Loss, WTMC has expended \$26,124.93 on designated Capital and Maintenance projects during the 2017 operating year to date (9/30/17). The major expenses were, pier repair, adding an appropriate apron material and adult height benches at the tennis/pickle ball courts, additional chips for under the new Big Toy area at Jenks, equipment purchase to allow us to better maintain our parks such as a water tank for the back of our company truck and heavier duty trimming saws. We purchased Repair materials for picnic tables, and add a privacy fence at the rear of the restroom building at Jenks Park. We also had a couple of lot lines surveyed to establish the correct boundaries of WTMC properties.

## From the Office

For several years now we have been discussing, the Board of Trustees and the homeowners who come in and call the office, if there isn't a way we could send paperless billings. So, in accordance with the Revised Code of Washington (RCW) which governs the way a Homeowner Association may conduct business, we have included in this mailing a form that you can fill out and return when you return your Ballot / Proxy. This form grants WTMC permission to send notices, billing statements and other correspondence electronically to the email address you designate. As you will note on the form, you are able to revoke the permission at any time by providing a written notice to WTMC.

One of the other items we are updating in 2018 is the timing of the payment of your assessment. When your 2018 statement arrives, you will have the option of setting up a 1 to 10 month payment plan or you can still pay the entire amount in a single payment. The option of the payment plan will require a current email address and choosing to allow WTMC to contact you via email ...the form mentioned in the paragraph above.

Also, you will notice that the bottom of the Ballot / Proxy is set up to be folded and returned in the single window envelope we have provided in this mailing. We hope this will make that part of the ballot /proxy business go more smoothly for everyone.

We have run into roundabout with our website this year and hopefully, not too long after you receive this mailing, we will have the site back up and fully functional. The vendor we are working with to resolve the outstanding issues assures me that we are very near the finish line on the problem solving and re-install.

During the winter months, November 6 to February 16<sup>th</sup> the Office Hours will drop back to 12:30-5:00pm.

We are looking forward to an exciting new year and additional opportunities to serve you, our homeowners.

*Michelle Wittmier*

**WTMC**  
**Balance Sheet**  
As of September 30, 2017

	Sep 30, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Allocated Funds-6989	30,000.89
CD Combined RF #1097	10,679.23
Chking Main Intrst 9075	
Discretionary Allocated Funds	110,796.37
Chking Main Intrst 9075 - Other	47,196.27
<b>Total Chking Main Intrst 9075</b>	<b>157,996.64</b>
Chking PayPal Acct-6393	3,682.45
Chking Payroll Acct-6195	25,842.37
Chking Petty Cash 5516	377.81
Svgz Mny Mrkt Main 8785	162,199.19
Svgz Mny Mrkt HVRF 7118	133,148.92
<b>Total Checking/Savings</b>	<b>523,928.50</b>
<b>Total Current Assets</b>	<b>523,928.50</b>
<b>TOTAL ASSETS</b>	<b>523,928.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
24000 - PAYROLL LIABILITIES	6,675.57
<b>Total Other Current Liabilities</b>	<b>6,675.57</b>
<b>Total Current Liabilities</b>	<b>6,675.57</b>
<b>Total Liabilities</b>	<b>6,675.57</b>
<b>Equity</b>	
30000 - Opening Balance Equity	488,650.26
32000 - Retained Earnings	-88,813.34
Net Income	117,416.01
<b>Total Equity</b>	<b>517,252.93</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>523,928.50</b>

**WTMC**  
**Profit & Loss**  
 January through September 2017

	Jan - Sep 17
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>70000 · INCOME</b>	
70001 · Prev Bal Op Assess	58,224.16
70002 · Prev Bal Cap Assess	7,256.54
70003 · Oper Assess Current YR	346,364.85
70004 · Capital Assess Current Yr	37,283.95
70005 · Key Card Fees	1,225.00
70006 · Late Fees	190.00
70007 · Interest Income Parcels	2,733.09
70009 · Escrow Fee	9,450.00
70011 · HV Road Fund	5,600.00
70012 · Other	11.49
70013 · Cabana Reservations	1,275.00
70014 · Prepaid Assessments	412.31
70017 · Interest Income Bank	369.33
<b>Total 70000 · INCOME</b>	470,395.72
<b>Total Income</b>	470,395.72
<b>Gross Profit</b>	470,395.72
<b>Expense</b>	
<b>1000 · PAYROLL EXPENSES</b>	210,880.57
<b>2000 · UTILITIES</b>	27,553.25
<b>3000 · MAINTENANCE</b>	16,682.09
<b>4000 · SPECIAL EVENTS</b>	1,635.01
<b>5000 · FEES</b>	11,849.99
<b>6000 · SUPPLIES</b>	12,705.55
<b>7000 · Other OPERATING EXPENSES</b>	26,316.43
<b>8020 · Allocated and Disc Alloca Funds</b>	
8021 · Allocated Funds Projects	5,917.24
8022 · Discretionary Allocated	20,107.50
8020 · Allocated and Disc Alloca Funds - Other	100.19
<b>Total 8020 · Allocated and Disc Alloca Funds</b>	26,124.93
<b>8030 · ROAD FUND</b>	7,232.70
<b>9000 · IT Expenses</b>	9,989.19
<b>Total Expense</b>	352,979.71
<b>Net Ordinary Income</b>	117,416.01
<b>Net Income</b>	117,416.01

**WTMC LTDC Trust**  
**Balance Sheet**  
As of September 30, 2017

	Sep 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Brokerage Key Invntmt x4994	431,192.26
WTMC LTDC Trust MM Ser 6300	45,777.57
Total Checking/Savings	476,969.83
Total Current Assets	476,969.83
<b>TOTAL ASSETS</b>	<b>476,969.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	475,640.83
Retained Earnings	600.06
Net Income	528.94
Total Equity	476,969.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>476,969.83</b>

**WTMC LTDC Trust**  
**Profit & Loss**  
January through September 2017

	Jan - Sep 17
<b>Income</b>	
Increase in Brokerage acct	483.58
Interest Income - Bank	6.85
Total Income	490.43
<b>Expense</b>	
5105 Income Tax Due	-38.51
Total Expense	-38.51
<b>Net Income</b>	<b>528.94</b>

DOCUMENT DATE: \_\_\_\_\_

TO: West Tapps Maintenance Company (WTMC)  
PO Box 947  
Sumner, WA 98390

FROM (print please): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

The undersigned homeowner hereby consents to receive dues notices, billing statements, and other correspondence from West Tapps Maintenance Company (WTMC) by electronic communication delivered to the above-stated email address, excluding such notices for which the Declaration, Bylaws, Articles or RCW 64.38 requires a different method of delivery. Notices of meetings of the membership will continue to be mailed. If WTMC is unable to electronically transmit two consecutive notices in accordance with this consent, and this inability becomes known to the Secretary of WTMC or other person responsible for giving the notice, then this consent will be revoked. Otherwise, this consent may be revoked, at any time, by delivering a written revocation notice to WTMC.

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Address or Parcel #

# BALLOT / PROXY

## ANNUAL MEETING 2017 NOVEMBER 16, 2017

*The undersigned member of West Tapps Maintenance Co., being in good standing, pursuant to By-Laws Article V, Section 5 hereby grants a proxy to the Board of Trustees to vote as follows:*

### CANDIDATES FOR THE BOARD OF TRUSTEES

There are four (4) Chairs up for election in 2017

Vote for a total of 4 ONLY

<u>Currently Serving on the Board</u>	<u>In Favor</u>	<u>Opposed</u>
Chair 1: Dan DeVaux	_____	_____
Chair 4: Stephen Bricker	_____	_____
Chair 5: Joseph Kish	_____	_____
Chair 7: Butch Hulstrom	_____	_____
 Maureen Carroll	_____	_____

### BUDGET

This Budget is for the Operating year 2018, January 1<sup>st</sup> to December 31<sup>st</sup>.

	<u>In Favor</u>	<u>Opposed</u>
Operating Budget     \$ 352.82	_____	_____

## PROXY MUST BE SIGNED TO BE VALID

**Signature:** \_\_\_\_\_

Please Print Your Last Name for Identification Purposes

E-Mail Address: \_\_\_\_\_

RICHARD ZYDEK  
615 WOOD AVE  
SUMNER, WA 98390

WEST TAPPS MAINTENANCE COMPANY  
PO BOX 947  
SUMNER, WA 98390-0170