

WEST TAPPS MAINTENANCE COMPANY

MINUTES TO November 20th, 2019, ANNUAL MEETING OF THE HOMEOWNERS

Held at Lakeridge Middle School 5909 Myers Rd E.

Meeting called to order: 7:00 pm

**President Bricker** welcomed the members present and thanked them for taking the time to attend the 2019 Annual Meeting

**President Bricker** introduced the Board and Staff present. President Bricker reiterated to the membership that all board members are volunteers.

Board Members in attendance:

Stephen Bricker- President,

Lisa Courneya – Vice President

Joe Kish– Secretary/Treasurer

IT Chair

Finance Committee Chair

Cliff McIntosh – Violations Chair

Elmer “Butch” Hulstrom – Member at large, Master Gardener

Bruce Upton – IT Co-Chair

Staff Present: General Manager, Michelle Wittmier  
Facilities Manager, David Gowans

Homeowners present: 33 persons - Attendance log in file.

**President Bricker** reminded the owners present that to facilitate courtesy; we will be following the Rules of Conduct printed on the back of the Agenda.

**Secretary/Treasurer Joseph Kish** announced that per the WTMC Bylaws, Article 5, Section 3-, “that 10 % of the members of the corporation entitled (*in good standing*) to vote shall constitute a quorum for the transaction of business.” Of the 1427 homeowners, 1194 are in good standing, which means we need 120 ballot/proxies from these members to establish quorum. Coming into this meeting we have 139 validated, signed ballot/proxies. Therefore, quorum is achieved and we are able to conduct the business of electing members to serve on the Board at this annual meeting.

With regard to voting on the budget: all members, good standing or not, are entitled to cast their vote and have it be counted. We have received an additional 3 ballot/proxies that, due to this provision, will be counted for the voting on the Budget only.

## Annual Reports

**President Bricker** noted that the WTMC Annual Reports are in the mailer. If there are Questions about those reports, the Board would be glad to address them during the Question and Answer period.

**Facilities Manager David Gowans** gave a brief presentation with explanation of slides of the projects accomplished this year including the work within the greenbelts and road maintenance in addition to the yearly park maintenance and projects including adding the Key Card lock to the restrooms at Jenks Park and Key Card gates at Lakeridge Park.

**Secretary/Treasurer Joe Kish** presented a brief financial overview of 2019 and highlighted some of the items driving the Proposed 2020 Budget including the final year of the mandatory \$1.50 per hour minimum wage increase and the Boards decision to adjust some of the line items for 2020 in an effort to keep the budget increase down.

Treasurer Kish reported that we are operating within Budget and that will help with year 2020, should the minimum wage issue and the staffing needs driven by how hot the summer may be cause us to need to adjust our spending.

Mr. Kish informed the owners that he decided not to run again for the Board and thanked the owners for allowing him to serve the community.

**President Bricker opened the floor to questions and comments from the Homeowners.** The content of that process is attached in the 2019 Homeowner Meeting Question and Answer document

At the conclusion of the Question and Answer period, President Bricker asked if there were any uncounted proxies in the room that needed to be added to the current tally.

**General Manager Wittmier** announced the totals for the 2019 Homeowners Meeting Voting prior to the meeting reporting that the final numbers in the minutes will contain both these numbers and the count of the votes received at this meeting.

The total of properly execute Proxies of members in good standing received prior to and at the 11/20/2019 Annual Meeting: 160

Stephen Bricker	144 yea, 05 nay, 11 abstained
Butch Hulstrom	146 yea, 04 nay, 10 abstained
Dan DeVaux	143 yea, 06 nay, 11 abstained
Joe Duran	137 yea, 10 nay, 13 abstained

Total combined proxies voting on the Budget: 163  
Operating Budget: 126 yea, 28 nay, 9 abstained

The membership has elected Stephen Bricker, Butch Hulstrom, Dan DeVaux and Joe Duran to serve on the Board and have passed the 2020 Budget as published in the 2019 Annual Meeting Announcement.

MEETING Adjourned: 8:00pm

Notes transcribed and submitted by: Michelle Wittmier

Minutes Reviewed by Board Secretary/Treasurer: Joe Kish