

February 17, 2021 @ 6pm via Zoom

## 2021 Annual Meeting Minutes

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Having achieved a quorum with the receipt of 88 ballots the meeting was called to order at 6:07pm.

Gil explained the recent adoption of Bylaws amendments that allow the community to hold electronic meetings and voting indefinitely. Currently, the Governor's order allows the Association to vote and conduct business by electronic means during the state of emergency (related to COVID-19) and now the Bylaws amendments allow the community to do so indefinitely.

Proof Notice: on January 19, 2021, the annual meeting notice was distributed to each homeowner by mail and email together with the agenda and 2019 Annual Meeting Minutes, 2021 Budget and director candidate biographies.

Gil explained the process for conducting the vote while meeting by Zoom. Nominations were called from the floor; with no additional candidates submitted, nominations were closed and the candidates introduced themselves. The polls closed at 7pm and the results were announced as follows:

A total of 88 ballots were returned (online and by mail/personal delivery) rendering the election of Jodi Rose and re-election of Pat Butler. Both Jodi and Pat will serve a two year term ending in 2023.

The 2021 Budget was presented line by line. Income and expenses were on target for 2020, which provides for no increase in assessment in 2021. The cottages may experience an increase in 2022 in order to continue funding reserves according to the reserve study. The Association follows a variable fee schedule based on services provided to each lot. The cost centers are divided by Main HOA, which all lots pay, plus 3 sub-associations.

Pursuant to RCW 64.38.025, the budget is automatically ratified unless a majority of members reject. Without a majority of members present in person or by ballot, the 2021 Budget is ratified. Of the 88 ballots received, only 5 rejected the 2021 Budget.

Upon a motion seconded and adopted by the members present on the Zoom call and subsequently confirmed by ballot tally, the 2019 Annual Meeting Minutes were adopted as presented.

TDS Fiber installations are occurring in existing utility easements throughout the community. Concerns related to individual lots should be addressed directly to TDS Fiber.

The members present inquired about snow removal services and how to access Association records. While the HOA does not provide a messaging board to list classifieds, nextdoor.com is a great interactive resource. Association records are available for review here: [ponderosaridgehoa.com/association-docs](http://ponderosaridgehoa.com/association-docs).

With no other business rightfully brought before the Association, the meeting was adjourned at 7:20.

Respectfully submitted,  
Melissa Owens, Association Admin  
Rockwood Property Management