

Qualchan Hills Homeowners Association

Budget Meeting

Tuesday, November 20th, 2018 6:00 PM

St Johns Church

Meeting Minutes

1. Call to Order: 6:05pm

- A. Proof of Notice of Meeting
Shown and explained
- B. Introduction of Board Members
Willie and Val
- C. Introduction of WEB Representative
Bridgett McCain
- D. Introduction of Homeowners

2. Establish Quorum 33%

Proxies were collected and a Quorum was established at 49%

3. Ratify budget if no Quorum if Quorum Established

A. Discussion of Budget

Homeowners asked questions about the cost increase in Landscaping and why the Audit. I explained the increase in wage is the largest factor for Landscaping and the Audit is required by the RCW.

A home owner asked about the increase and why it was required. I explained that really the only thing that they could cut out of their budget was professional management. And that would make no increase necessary or only a very small increase. If the ownership wanted to go back to self-management they could reject the budget. Even if they chose to go with a book keeping company and self-manage everything else they would need to increase their budget significantly.

I explained that WEB Properties had not renewed their contract with the HOA because we did not know how this vote would turn out and we did not want to have them stuck in a contract they could not pay. We did leave an option to renegotiate the contract.

A homeowner asked if it would be for the same amount as the prior contract and I told her I did not know and could not give any information on that.

A home owner handed out a document with questions regarding the current charges and information for the 2018 budget. I answered some questions but another Homeowner requested that we take the vote and the questions be answered at a different time.

B. Vote on Budget

The Votes of attending homeowners were collected or handed in.

4. If vote required, count votes with Board & verify

I stacked the Yes votes and No votes together then counted the votes rejecting the budget. I requested that Willie, the Board President count the votes again for me to verify the vote. I requested he look at nothing but if the paper said to Reject the Budget and let me know how many there were.

The numbers were the same, 28 votes to reject the Budget. The number of votes needed to reject the Budget was 32.1.

The Budget was Ratified.

A homeowner asked if he could verify the count. I let him know that all votes are considered private and that I would not be able to let him count the votes. I apologized for having Willie look at them to verify for me but let them know I felt that it should have a second person prior to announcing the outcome.

5. Adjournment 8:00pm