

# 2022 Annual Meeting Minutes

Reconvened for December 12, 2022 at 6pm via Zoom



The Annual Meeting was scheduled for 7pm on November 16, 2022 at Liberty Creek Elementary School but absent of a quorum, the meeting will be reconvened at 6pm via Zoom on December 012, 2022. A copy of the link and supplemental notice will be distributed shortly.

Without 51% of the members present in person or by proxy to reject, the proposed 2023 Budget is hereby ratified. Coupon books will be distributed to members (not on AutoPay) before the end of the year.

The Board fielded questions from the members about the budget and common area services. Present candidates were given an opportunity to introduce themselves and comment on their campaign for Director.

## **RECONVENED on December 12, 2022 at 6pm:**

Having reconvened the Annual Membership Meeting, the quorum requirement was reduced to 10% and met by receipt of 341 ballots. Introductions were offered by the Board and Management:

### Board of Directors:

Scott Kingsford, President  
Rod Segraves, VP  
Karen Pagliaro, Member at Large  
Marsha Binder, Treasurer  
Eugene Winter, Secretary

### Rockwood Property Management:

Gil Pierce, Community Manager  
Tisha Goodman, Department Head  
Melissa Owens, AMS, Admin

Nominations were called from the floor and the candidates were announced. Members that have not yet voted were prompted to submit a ballot by email or through the Zoom chat prior to the closing of the polls at 6:10pm. Verification and tally of the ballots yielded the following election outcome:

Larry C Staker Sr. 1 vote  
Ian Martin 160 Votes  
Linda Ball 164 Votes  
Zac Scott 206 Votes  
Rod Segraves 212 Votes

Zac and Rod have been elected to serve a three year term effective 1 Jan 2023. Terms end December 31, 2025

Upon a motion made and seconded, the members unanimously approved IRS Revenue Ruling 70-604 therefor allocating excess income at yearend 2022 to offset future expenses. Further, the Association's CPA will have the opportunity to select the most advantageous form for filing the '22 tax return. **(Attach signed resolution)**

2021 Annual Meeting minutes were drafted and posted to the website last year. A motion was made, seconded and unanimously adopted by the members present to approve the 2021 Annual Meeting Minutes as presented.

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## Homeowner Forum

- *Karen Pagliaro demands inspection of the secret ballots to verify the outcome detailed above.*  
**Answer:** Secret ballots are not subject to inspection without redaction to ensure secrecy under By Laws Article III, Section 2. However, upon request to the Board and at their sole expense, members may hire an inspector of elections to certify the results. RPM served in this capacity for the 2022 Election of Directors. Pursuant to [RCW 24.03A.460](#), an inspector may, but need not, be a director, member, officer, or employee of the membership corporation. The only limitation is that they may not be a candidate for office to be filled at the meeting.
  
- *Karen asserts that Zoom format is in violation of RCW 24.03A.075 on the grounds that membership meetings must be in person.*  
**Answer:** The RCW provided in the question (24.03A.075) refers to major changes by charitable corporations and thus inapplicable to the question of whether the annual meeting can be rightfully held via Zoom. Pursuant to [RCW 64.38.035](#), meetings of the association may be conducted by telephonic, video, or other conferencing process. This is further confirmed by [RCW 24.03A.390\(5\)](#).
  
- *What is the Gardens Ridge special assessment for?*  
**Answer:** The 2022 expenses respective to Gardens Ridge are greater than the income collected from the homeowners that live therein. To reconcile the operating deficit expected at 2022 yearend, a special assessment is necessary.
  
- *Does everyone have to pay the special assessment?*  
**Answer:** No, only Gardens Ridge members

With no other business rightfully brought before the members, the meeting was adjourned at 6:55pm.

Respectfully submitted,  
Melissa Owens, AMS, CMCA  
Association Admin, RPM