

Windhaven PUD First Addition Homeowners Association

Board of Directors Meeting Minutes

Minutes of the Board of Directors Meeting of the Windhaven PUD First Addition Homeowners Association, Spokane, WA, held at the home of Troy Fernandes at 6:00 p.m. on the 11th day of October, 2023.

This meeting was considered an organizational meeting of the Board of Directors and per Section 3.8 of the Bylaws no Notice was necessary to legally call the meeting.

Topic

- I. Call to Order, 6:05 by Troy Fernandes, Host
- II. Verification of Quorum – in attendance were Troy Fernandes, Pam Parr, Nissa Gibbs and Cody Hewson. Joining by conference call was Chris Chung. A quorum was present (3 required).
- III. Appointment of Terms
 - a. The Board of Directors of the Windhaven HOA agreed by consent that the following terms would be held by the Directors:
 - i. Chris Chung, 1 year
 - ii. Troy Fernandes, 2 year
 - iii. Cody Hewson, 2 year
 - iv. Pam Parr, 3 year
 - v. Nissa Gibbs, 3 year
- IV. Election of Officers
 - a. The officers were elected as follows:
 - i. Troy Fernandes, President
 - ii. Pam Parr, Vice President
 - iii. Chris Chung, Treasurer
 - iv. Nissa Gibbs, Secretary
 - v. Cody Hewson, Chair of ACC Committee
- V. Discussion of Values – The Board of Directors of the Windhaven HOA agreed by consent the following values, listed in no particular order, are to be demonstrated by the Board Members:
 - a. Safety
 - b. Integrity
 - c. Kindness
 - d. Transparency
 - e. Stewardship
 - f. Accountability
 - g. Inclusion
- VI. New Business
 - a. Property Management Company
 - i. As part of the Transition announced in July 2023 to owner control of the HOA, interested homeowners had issued a Request for Proposal to various property management firms in Spokane to compare to the current contract with Ponderosa Community Management. One response was received from WEB Properties, Inc.
 - ii. The Board Members were informed by President Fernandes that Principal Bill Butler and COO Lauri Atchison of WEB were willing to meet with the Board to answer any questions the Board Members may have.

- iii. Discussion was held regarding the general dissatisfaction with Ponderosa shared informally by many homeowners with Board Members. Also discussed were the options for the HOA:
 - 1. Management by HOA
 - 2. Stay with incumbent and its pros and cons
 - 3. Make a change
- iv. As it was determined that there existed a lack of trust by the homeowners, the Board would consider a change in property management.
 - 1. Chris Chung stated that he could not attend a meeting with WEB on October 12, 2023 but if the remainder of the BOD resolved to change Property Management firms, he would concur.
- b. Financial Audit, Snow Removal, and other Contracts
 - i. It was discussed that the Audit approved by the Homeowners, the contract for Snow Removal, and all other contracts would need to be addressed soon, but that they would likely not be addressed until after a determination of a change in Property Management company.

VII. Temporary Adjournment

- a. The organizational meeting was temporarily adjourned at 8:05 p.m.

These minutes were approved by the Board of Directors



Nissa Gibbs, Secretary: _____

_____ Date: _Nov. 16, 2023_