

Cooper Crest
Homeowners Association

2208 Cooper Crest Place N. W.
www.coopercrest.com

Olympia, WA 98502

November 5, 2019
Marshall Middle School
Cooper Crest Homeowners' Association Annual Meeting
Minutes

Board members present: Richard deRosset, Scott Thalhamer, Prabakar Manorahan

Homeowners present:

Meeting called to order at 7:07 pm. All members present had a copy of the meeting packet compiled by VIS. It included the agenda, 2018 meeting minutes, current financials, 2020 budget, and nominated candidates for election.

1. The agenda was reviewed by Richard. He noted some amendments to the published agenda. After the questions and answer session about the budget, we would discuss the vote to waive the annual audit this year. Nomination for the board position did not have enough time to be vetted due to the scheduled annual meeting date. What to do about this would be discussed during the agenda item: nominations for the board of directors.
2. A quorum was established through the counting of ballots and the member present.
3. The 2018 annual meeting minutes were approved by a show of hands.
4. Joel reviewed the current financials including current operating balance, current reserve balance, and accounts receivables. He explained the layout of the figures and answered questions from the floor: what was the difference between contract and non contract landscaping, explanation of the reserve funding, where the interest earned came from.
5. A vote was called to ratify the budget. Through a show of hands and the ballots, the budget for 2020 was ratified.
6. Richard then explained the vote to waive the yearly audit. It is required of all HOAs with an operating budget in excess of \$50,000. It can be waived by a vote of the membership, saving the HOA \$2600. Through a show of hands and the ballots, the waiver was approved. There was one dissenting vote.
7. There were three nominees for the board of directors: Prabakar Manoharan, Will Hitchcock, and Vel Viswanathan. No nominations came from the floor. Since there was no time to interview the nominees per the by-laws, Mr. Hitchcock and Mr. Viswanathan introduced themselves to the members present and explained briefly why they volunteered to run for a board position. Richard invited both to his house at a later time for a review by the nominating committee. Meanwhile, Prabakar was reelected to the board because he received the most votes. It was decided to hold a straw poll election and the results would determine which of the two candidates would replace Prabakar, who wishes to stand down. This election will most likely occur at the spring town hall forum, in March or April.

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The meeting was adjourned at 8:10 pm.