

Although online meetings are not provided for in the Timberline Ridge HOA By-Laws, this online Zoom meeting was **legal & valid** due to the Washington State's Governor's executive proclamations (20-51 thru 20-51.9).

Attending: HOA membership was represented by 35 households present and 32 proxies for a total of 67 members. Per Article III Section 4 of the HOA's By-Laws, 20 members constitutes a quorum, thus **quorum was established**.

Call to Order (7:06 pm)

Meeting called to order

Agenda (7:07 pm)

- Agenda was presented
- Andrew Wright motioned to remove Item 10 of the proposed By-Laws changes (regarding Article XII) from agenda. Motion was carried unanimously, and this item was struck from the agenda.

Board Introductions (7:11 pm)

- The Board, Landscape Committee & Architectural Control Committee members were introduced.

President's Report (7:14 pm)

COVID

- Missed various maintenance items in the spring due to shutdown
- Operating virtually posed challenges as was not provided for in the HOA's by-laws
- Sports court & playground closures

ACC

- Created new ACC online request form for website; processed 30+ requests from homeowners
- Clarified RV vehicle definitions
- In process of reviewing "standard" composite roof options for easier approval & crafting RV shelter guidelines

Other

- Painted park benches, picnic table, park signs
 - Repaired park benches, picnic table, mailboxes & 205th PL fence
 - Cleaned entrance monument & 33rd CT fence
 - Barked swing set area, 32nd & 33rd trail entrances
 - Neighborhood survey for sport court; added pickleball lines to court following surface cleaning
 - New sports court signs
 - High-speed internet survey and request in with Comcast for neighborhood service
 - Holiday lights... coming soon!
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- Question from membership: what are the options for adding a new internet provider? Comcast & Ziply are the main providers available in Timberline Ridge. The board is waiting on a response from Comcast on laying fiber in the neighborhood.
 - Many thanks to the numerous volunteers who helped on the special projects that the HOA undertook this year.

Treasurer's presentation (7:26 pm)

- Dues collection was 100% – thank you! (30% paid via Zelle)
- One-time windfall of \$5,400 due to COVID & Irrigation Credits
- Treasurer presented the 2020 budget vs year-to-date actual expenses.
See <https://timberlineridge.org/documents> for budget files presented
- Kari Sand requested that the board consider for future budgets the addition of funds for legal, compliance and increased enforcement actions.

Voting (7:55 pm)

- Voting was done using Zoom polls. The results of the zoom poll were added with the proxy counts to determine a final tally as to whether an item was approved or rejected.

a. Approval of 2019 Annual Meeting's minutes	Approved unanimously
b. 2021 Proposed Budget	Approved as there were not sufficient votes (101 or more) to reject the budget
c. Waiving of annual audit requirements	Approved – 97% in favor
d. Motion to vote on all nine by-law changes in one vote (vs one at a time)	Approved – 89% in favor
e. Proposed By-law changes (Items 1-9) See APPENDIX A for wording of By-law changes	Approved unanimously
f. Election of one officer to the Board of Directors <ul style="list-style-type: none"> • Ann Tooke volunteered to remain on the board. She ran unopposed. 	Approved unanimously

Old Business (8:15 pm)

- There was no old business from the 2019 annual meeting

New business (8:15 pm)

- **Sport court locks** - There were several member requests to consider adding locks to the sport court to ensure that TR members have access to the court when needed and are not prevented from using the court because it is occupied by non-residents. Andrew Wright will follow up with members on possible solutions.
- **Holiday lights** – A member asked if/when the holiday lights would be installed this year. Installation is scheduled for November 23rd.
- **Roofing** – A member asked if there was a community organized approach to roof replacement. The ACC is working on standardized roofing options.

Closing comments (8:31 pm)

- Thanks to everyone for participating in the meeting. To contact the board, email board@timberlineridge.org

Adjournment (8:34 pm)

Meeting adjourned

APPENDIX A – APPROVED BY-LAW CHANGES

ARTICLE I NAME AND LOCATION		
Item	ORIGINAL	REVISED
1	The name of the corporation is the TIMBERLINE RIDGE HOMEOWNERS ASSOCIATION hereinafter referred to as the "Association". The principal office of the corporation shall be located at 1215 120th Ave NE, Bellevue, WA 98005, but meetings of members and directors may be held at such places within the State of Washington, as may be designated by the Board of Directors.	The name of the corporation is the TIMBERLINE RIDGE HOMEOWNERS ASSOCIATION hereinafter referred to as the "Association". The principal address of the corporation shall be 704 228th Ave NE, #253, Sammamish, WA 98074, but meetings of members and directors may be held at such places within the State of Washington, as may be designated by the Board of Directors.

ARTICLE III ASSOCIATION MEETINGS		
Item	ORIGINAL	REVISED
2	Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association and each subsequent regular annual meeting of the members shall be held within the same month of each year thereafter at a date and time to be established by the Board of Directors.	Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association and each subsequent regular annual meeting of the members shall be held within the same quarter of each year thereafter at a date and time to be established by the Board of Directors.
3	Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.	Section 5. Proxies. At all meetings of members, each member may vote in person, electronically or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.
4	<i>Does not currently exist</i>	Section 6. Electronic Meetings. A meeting of the association may be held by telephonic or electronic means and a member who, through those means, votes at a meeting or establishes a communications link to a meeting shall be deemed to be present at that meeting.

ARTICLE IV BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE		
Item	ORIGINAL	REVISED
5	Section 6. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.	Section 6. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written or electronic approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS		
Item	ORIGINAL	REVISED
6	<p>Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nomination Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nomination Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.</p>	<p>Section 1. Nomination. Nominations for election to the Board of Directors are made from the floor or online at any annual meeting of the members or special meeting called for the purpose of electing Directors. The nominee must be present at the meeting to be nominated. Nominations may be made from among members or non-members.</p>
7	<p>Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.</p>	<p>Section 2. Election. Election to the Board of Directors shall be by a show of hands, electronic voting or secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.</p>

ARTICLE VI MEETING OF DIRECTORS		
Item	ORIGINAL	REVISED
8	<p><i>Does not currently exist</i></p>	<p>Section 4. Electronic Meetings. A meeting of the officers may be held by telephonic or electronic means and an officer who, through those means, votes at a meeting or establishes a communications link to a meeting shall be deemed to be present at that meeting.</p>

ARTICLE VIII OFFICERS AND THEIR DUTIES		
Item	ORIGINAL	REVISED
9	<p>Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise be disqualified to serve.</p>	<p>Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for three (3) years unless he shall sooner resign, or shall be removed, or otherwise be disqualified to serve.</p>