

ANNUAL MEETING Notes
Saturday May 20, 2023

Attending board members and trustees were: President Al Miotke, Treasurer Michael Frederick-Martinez, Secretary Samantha Hughes, Carla Gianini, Amy Meharry, and Matt Coughlin.

A quorum of 25% was not present for the meeting so no official business was handled.
43 properties were in attendance.

The board offered open discussion for the attendees:

1. Open board positions
 - a. There are currently 5 openings
2. Member asked what the official count of IIMC properties is and the eligible voters:
 - a. IIMC has 447 registered properties.
 - b. 10 of those properties represent owners of multiple properties.
 - c. There are 437 members eligible to vote.
 - d. 51% (majority) would equal 223 votes.
 - e. 25% quorum would equal 110 votes.
3. Clubhouse
 - a. Member asked if it is sustainable for IIMC to pay for continued renovations or turn it into a covered picnic shelter.
 - b. 3 options were discussed amongst the group: demo, remodel, covered picnic area
 - c. Member asked if 100%-member vote would be needed to decide about the clubhouse. Board member, Amy, believes a majority vote of 51% is needed per RCW 24.03A – Washington Non-Profit Corporation Act. She will investigate and confirm at next monthly meeting.
 - d. There were mixed opinions of the represented members about how to proceed forward.
4. Parking
 - a. Board reminded group that parking enforcement will continue and to ensure that the new parking sticker (blue background, white letters).
 - b. Expired stickers or no stickers are subject to towing.
5. Security
 - a. Board is continuing to pursue a new company after the company used last year did not renew contract.
 - b. Also considering local VFWs for employment.
6. Budget
 - a. Board shared that petty cash account was eliminated and clubhouse rentals will be deposited into IIMC checking account.
 - b. Pursuing CPA audit for the last 2 fiscal years.
 - c. Learning how to properly adjust bad debt.
 - d. Exploring how to create electronic access on IIMC website to financial information.

7. Changing forum
 - a. Multiple members commented how disappointed they were that more people did not show up even though there was a virtual option.
 - b. Board discussed the need to amend the bylaws to possibly reduce the quorum, authorize mail-in/electronic voting, etc.
8. Vandalism
 - a. Members asked if recent roof vandalism was caught and the answer is no.
 - b. Member recommended the board file a police report to document the vandalism and possibly increase police patrols.
 - c. Members acknowledged the officers who live on the island and police the community on their way to and from work.
9. Recognition
 - a. Al acknowledged board members who have resigned.
10. Why is IIMC referred to as a HOA?
 - a. Multiple community members asked for clarification on whether Inlet Island Maintenance Co. is considered a HOA. Yes, IIMC is considered a homeowners' association with oversight for park property only. Under Washington law, IIMC is a homeowners' association despite its limited governance to manage the park assets, conduct/behavior at the park, and collect assessments from owners to pay for the maintenance, repair, and replacement of the park assets. The Homeowners Association Act (HOA Act) RCW 64.38 defines this community as a homeowners' association.
 - b. RCW 64.38.010: Prior to the enactment of the HOA act, IIMC was defined as a joint and mutual. "Homeowners' association" or "association" means a corporation, unincorporated association, or other legal entity, each member of which is an owner of residential real property located within the association's jurisdiction, as described in the governing documents, and by virtue of membership or ownership of property is obligated to pay real property taxes, insurance premiums, maintenance costs, or for improvement of real property other than that which is owned by the member. "Homeowners' association" does not mean an association created under RCW 64.32 or 64.34. association (see Article III of the Articles of Incorporation).

Ross Miotke made a motion to end the meeting and Amy Kasprzyk seconded the motion.

Minutes respectfully submitted by:
Samantha Hughes