

# WPOA SPECIAL BOARD MEETING

Online Zoom Meeting

August 4, 2020

## MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke

Additional attendees for portions of the meeting: Homeowner Owen Sanderson and Attorney Matt Thigpen

President Metke called the Board Meeting to order at 11:00 AM CDT (From the State of Washington)

Jack Balko opened the meeting with a review of the request by the developers of Rosewood Senior Villa for the Woods Association Board of Directors to approve their proposed Easement Agreement, and provided information about several discussions with Attorney Matt Thigpen regarding the terms of the Agreement. Jack had prepared and sent to the board a list of Points to Consider in Evaluating the Easement Agreement. Donna had also sent to the board a list of questions she has regarding the developers plans and reasons for requiring the Easement Agreement. Both documents are attached for the record.

Details of the Agreement were discussed in detail and ranged in nature from water flow conditions due to the construction of the project and on-going conditions, what was required of the WPOA in the Agreement, value to WPOA for having an Easement Agreement, liabilities of WPOA under the Agreement, security for funding and the amount of escrow for the dredging of the west silt pond after construction of the project is completed and insurance requirements specified in the Agreement.

Donna Metke moved and Leland Ferguson seconded a motion to not accept the Easement Agreement as proposed. Motion passed by unanimous decision.

At that point, Attorney Matt Thigpen was able to join the Zoom meeting. He was informed of the of the board's decision and the basic elements in which the agreement was unacceptable. Mr. Thigpen agreed to communicate WPOA's concerns and issues to the representative the developer (Mark Priestner) and to set up a time and means for the board to meet online to negotiate an acceptable Easement Agreement.

After Matt Thigpen left the meeting, Leland Ferguson made a motion to continue to work with Matt Thigpen and the developers of Rosewood Senior Villas toward getting an acceptable Easement Agreement before considering additional legal recourses. Jack Balko seconded the motion which passed unanimously.

There being no further business, the meeting adjourned at 11:25 AM.

Respectfully submitted



Jack Balko

Board Secretary

Attachments: (2)