

WPOA SPECIAL BOARD MEETING

Online Zoom Meeting

August 7, 2020

MINUTES

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

President Metke called the Board Meeting to order at 8:00 AM CDT (From the State of Washington)

Having previously sent the board notes of a Zoom meeting on August 6, 2020 which included Attorney Matt Thigpen, Mark Priestner, Donna Rickenbacker and Jack Balko to work through a final version draft of an Access Easement Agreement, and a markup of the final draft of the Access Easement Agreement, Jack Balko confirmed receipt from Donna Rickenbacker of the final version of the Agreement. Balko confirmed that all elements and issues he had raised in the August 6th Zoom meeting had been incorporated in the final Agreement as he had specified.

Donna Metke had questions regarding the easement area and WPOA liabilities regarding the responsibilities to maintain the dam and prevention of any erosion into the POND on that portion of the POND on Parcel A property. Balko assured Donna that WPOA has absolutely no responsibilities for any maintenance of the Parcel A property.

After further discussions, Donna Metke made motion, seconded by Leland Ferguson to approve the final version of the access Easement Agreement dated August 6, 2020 upon verification that our attorney, Matt Thigpen advised and recommended approval of the Agreement. Motion passed with a unanimous vote of the board.

There being no further business, the meeting adjourned at 8:25 AM.

After completion of the Zoom meeting, Jack Balko spoke with attorney Matt Thigpen who confirmed that he advises the board to and recommends that the board enter into the Access Easement Agreement. He further stated that the Agreement gave WPOA complete autonomy in the use of the \$20,000 Clean-Up Fee and further that there is nothing in the Agreement releasing the Parcel A owners from liability to WPOA for massive silt discharge into the POND as a result of construction.

Matt Thigpen's office called and via Facetime, I signed the Agreement for their Notary, scanned the Signature page and emailed it to Thigpen.

Respectfully submitted



Jack Balko
Board Secretary