

Tempo Lake Glade Association Annual Members Meeting Agenda
May 11, 2024, 10:00am
East Olympia Fire house

1. Call to Order
2. Roll Call
3. Approve 2023 Minutes
4. Bylaws Amendments Approved For Vote
 - a. See back page for list of amendments to be voted on
5. Vote on Audit of HOA Accounts
 - a. Per RCW 64.38.045 (2), we are required to have an independent audit. It will take a 67% No vote to waive it. *
6. Potential Park Improvements to vote on: Playground, Fire Pit, Sport Court, more frequent mowing
 - a. Improvements made in past 12 months: N park; pavement repair (paid from water account/suspected leak), picnic table and bbq grill installed. S park: fresh gravel on drive and boat launch, picnic table and bbq grill installed. Grounds keeping
7. Financial Reports
 - a. Profit/Loss Report
 - b. Parks Account
 - c. Water Account
 - d. Lake weed Account
8. Proposed Budget 2024-2025
9. Water System Report
10. Electronic Communication
 - a. HOA needs written consent from each homeowner to communicate electronically.
11. Community events
 - a. May 18: Fish stocking BBQ and potluck. waiting for fish supply confirmation
 - b. June 21,22,23: Community Garage Sale
 - c. July 4 th: Community picnic
12. Member Comments (please be respectful of time)
13. Board Member Candidate Comments
14. Board Member Election
15. Adjournment

* “RCW 64.38.045(2) At least annually, the association shall prepare, or cause to be prepared, a financial statement of the association. The financial statements of associations with annual assessments of \$50,000 or more shall be audited at least annually by an independent certified public accountant, but the audit may be waived if 67 percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.”

Proposed Bylaw Changes

Title: Change "Board of Trustees" to "Board of Directors" where it is stated throughout the bylaws. (This is recommended by our HOA Attorney.)

Article I: Membership

Sec 2: Strike entire section (refers to Members Certificates which is no longer done.)

Sec 3: The owner of each "Membership Certificate" changed to "Legal Owner: as described by Thurston Co Assessor.

Sec 4: Change "Certificate" references to "Legal Owner."

Sec 7: Delete Certificates.

Article II Meetings of Members:

Sec 1: The Annual Members Meeting to be moved from 2nd Saturday of May to the 3rd Saturday in May.

Sec 2: Special Meetings of the Members may be called at any time by the president, majority vote of the trustees or upon written request of 35% of the active members. Change from 50%.

Sec 3: "Such notice may be given by mail, messenger or telephone" ADD "or electronic notification"

Sec 4: Change "majority of the members shall constitute a quorum" to "40% of the members..." and ADD "If no quorum, adjourn the meeting. Notice of the new meeting will be sent within 45 days of the adjourned meeting. The Quorum for the rescheduled meeting will be 30% of active members. The meeting's purpose is to elect board members. No other business is conducted. Amendments, assessments and all other voted business require a 40% quorum." This safeguards against a small group of members making all decisions.

ADD SECTION 5: "Electronic voting is permitted." "Mail in voting for Board of Trustees and Annual Members' Meeting Agenda items is allowed for owners living outside Thurston county. Their vote will be acknowledged but participation will not count toward the meeting quorum."

ADD SECTION 6: "All votes must be counted at the members meeting in the presence of any interested members."

Article III: Board of Trustees

Sec 1: Add "No more than one family member on the board at one time."

Sec 3: Add at the end: "for a maximum of up to 3 consecutive years and for every year served equals one year off."

Sec 8: Add "Board members cannot appoint board members. Board members must be voted on by the community."