

1. The Chair Called Meeting to order November 10, 2020 at 1:00pm. The meeting was held virtually via Zoom meeting.
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2. Quorum Established

The directors present were:

Maureen Kirkpatrick, Chair; Thomas Fronk, Secretary; Deborah Evans director

Also in attendance were the newly elected board members, Richard Machon and Patrice ~~audit~~-Audet and representing C.O.R.E. Services, as management was John Caughell

3. Thomas Fronk moved to waive reading of the October 22, 2020 board minutes.

Seconded by Deborah Evans

There being no objections, the reading was waived.

4. Thomas Fronk moved to approve the minutes from the October 22, 2020 board meeting.

Seconded by Deborah Evans

There being no objections, the minutes were approved.

5. Thomas Fronk announced his resignation from the board and that he would not be serving as a director for the next board term.
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6. At this point, Maureen Kirkpatrick left the meeting as her term as director had expired.

7. Deborah Evans nominated Richard Machon for the Chair.

Jill Dempsey seconded the motion.

There being no objections, Richard Machon was approved as the Chair.

8. Richard Machon nominated Patrice Audet for Treasurer.

Deborah Evans seconded the motion.

There being no objections, Patrice Audet was approved as Treasurer.

9. Deborah Evans nominated Jill Dempsey for Secretary.

Patrice ~~Audit~~ Audet seconded the motion.

There being no objections, Jill Dempsey was approved as Secretary.

10. Announcements

Next board meeting November 19, 2020 time and location to be determined.

11. The Meeting adjourned at 1:45pm

Official attachments to these minutes:

Management certification of election results					

Attachments are available electronically and upon request to C.O.R.E. Services, LLC at fvca01@acclarit.com

The minutes above have been prepared and read by Thomas Fronk, Secretary of the Board of Directors for Fairway View Condominium Association and are true and correct to the best of my knowledge and belief.

The minutes were approved at the 11/24/2020 board meeting.



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Providing Specialized Management and Accounting Services to Condominium Associations

November 10, 2020

To the board of Directors
Fairway View Condominium Association

Certificate of Election

We, the undersigned representatives of C.O.R.E. Services hereby certify that we have accurately counted and reported the results of the Fairway View Condominium Association Annual Meeting by Ballot for the following:

1. The 2021 Budget
2. Bylaws Amendment
3. Directors to fill open seats on the board of directors

The Association received 103 ballots representing 81.16% of the Percentage interest in the **general common areas and facilities assigned to the ownership** (the percentage of ownership or ownership). 10 ballots were returned without signature, resulting in a net count for quorum of 93 votes, representing 72.59% of the percentage of ownership.

Quorum was established.

For matters which require a majority of the ownership, 51% of the percentage of ownership must vote and the total votes must be more than 51%. For matters which require a majority of voting owners, 51% of the percentage of ownership voting (voting percentage) is required and the total votes must be in excess of 51% of 72.59% to pass – 37.02%.

Since the meeting was held by ballot, there were no proxies provided and no proxies were relied upon for this meeting.

Ratification of the Budget

On the issue of rejecting the budget adopted by the Board of Directors, the Bylaws in the 2nd amendment to Section 4.1 and the RCW's call for this to be determined using the percentage of ownership, which require 51% of the percentage of the percentage of ownership to reject the budget. 57.37% of the ownership voted against ratification.

The budget was not ratified.

Amending the Bylaws to Allow Directors to Participate Remotely

On the issue of approving the amendment to the Bylaws to allow directors to participate remotely in board of directors meetings, Article VIII states no amendment shall take effect unless approved by 60% of percentage of ownership. 46.9% of the percentage of ownership voted in favor of the amendment.

The amendment was rejected.

Election of Directors

The ownership elects the Directors using a ranked voting system, based upon the percentage of ownership voting.

The directors receiving sufficient votes to be elected to the board of directors are:

Name	Term Expiring	Officer Position
Thomas Fronk	2021	Director
Deborah Evans	2021	Director
Richard Machon	2022	Board Chair
Jill Dempsey	2022	Secretary
Patrice Audet	2022	Treasurer

The Directors held their organizational meeting on November 10, 2020 to elect directors to the Officer positions.

Status of the Disqualified Ballots

The prior board instructed management to reach out to the ten (10) owners who failed to sign their ballot which nullified their vote. The board states it was their desire to ensure that all votes were counted and to provide owners an opportunity to cure the defect.

Two owners opted into curing their ballots. Their votes, while important, was insufficient to change any of the outcomes identified above and therefore their percentage of ownership has not been included in the above totals.

In witness whereof, the undersigned have executed this Certificate on this 10th day of November 2020

C.O.R.E. Services, LLC

John Caughell

John Caughell

Chief of Client Fiscal Discipline Insight & Foresight

Doug McLain

Doug McLain

Director of Fun and Finance

The Inspectors have signed a separate Certificate of Inspection for this election.