

**TVHA Annual Meeting**  
**June 22, 2026**  
**Pending approval – posted June 26, 2026**

- 1. Call to Order.** Meeting called to order by President Virginia Vroegop at 5:08 p.m.
- 2. Quorum Established.** 44 ballots received (38 before and 6 at start of meeting. Homeowners attending: 45 individuals representing 28 homes (most duplicative of ballots received). Quorum established. NOTE: Attendee count here is final count, number reported at start of meeting was incomplete.
- 3. Motion to Approve Agenda.** MSP (unanimous).
- 4. Board Members Attending.** Virginia Vroegop (Pres.), Gail DeLuke (VP, VMC), Ann Louise Maynard (T, FC), Verba Abbott (Secty.). Absent due to illness Sue Cross (Member-at-Large, ARC).
- 5. Homeowners Attending (including board members).** Don and Verba Abbott, John and Jeri Auty, Maureen Black, Martin and Gail DeLuke, Richard and Carol Durbin, John and Diane Germain, Karin Imai, Lydia Kelly, Bob King, Dennis and Dorie LaMance, Walter and Bonnie Leach, Tone Madsen and Lori Goddard, Chuck and Edie Main, Ann Louise Maynard, Elaine Morgan, Pete and Amy Porter, Ruth Gribbin-Schmitt, Mike and A.K. Smiley, Tom Snelson, John and Barb Sweet, Sharyn Tidwell, Jim and Rhonda Turner, Angela VanBuren, Jeff & Michell VanWinkle, Frank Voss and Christina Anagnost, Neil and Virginia Vroegop, Harlen Whitling and Liz Healy, Patricia Zukas.
- 6. Power Point Presentation.** The board presented a Power Point presentation (copy available on website with minutes). Topics covered included:
  - Goals and accomplishments for FY 2025-26 (website improvements, detailed agendas two-weeks before and detailed minutes soon after meetings, strong community participation, timely eblasts and updates);
  - Thank you to the many homeowners who contributed in various roles including as VMC volunteers;
  - Summary of community projects completed by volunteers and paid professional projects;
  - ARC application summary for the year;
  - Financial management changes and long-term planning (segregation of funds held at Edward Jones into three accounts (asset reserve, uncertainties reserve, and contingency-unallocated fund) and related reporting changes, reserve study update, RCW 64.90 preparation, participation in South Bay Village Presidents Group);
  - Year-end financial projections;
  - Summary of significant budget changes from prior year;
  - Report on TVHA's stormwater system by Pond Steward Pete Porter (summary of system and report on Pete's work including locating all but one of our catch basins, full system inspected

by Pete and two board members, plans to have expert input and create long-term plan for maintenance needs with expense projections to be included in next reserve study).

- Goals and Priorities for FY 2026-27 (create written pond maintenance plan and job guides for board positions, decide if new website platform needed and implement if needed, review and explore options for bookkeeping and insurance, continue document updates, resilience planning).

## **7. Election Results.**

**A. Board Candidates** elected Verba Abbott (37 votes) and Ann Louise Maynard (36 votes). There were also two write-in candidates: Lydia Kelley (2 votes) and Roger Bryan (1 vote). Five ballots abstained from voting on board positions. As there were only two slots open, the two with the highest number of votes were elected.

**B. Minutes** from 2025 Annual Meeting were approved (38 to 1 with 5 abstaining).

**C. Budget** was approved (33 to 9 with 2 abstaining).

**D. Reserve Study Update** was approved (34 to 6 with 4 abstaining).

## **8. Community Questions and Discussion**

Community members asked about bookkeeping and insurance issues, whether volunteers could be used to clean storm drains and ponds, the impact of RCW 64.90 on our governing documents, and the possibility of changing rules prohibiting fencing.

Those present indicated a preference for the community to move forward with updating governing documents in the coming fiscal year using existing contingency funds to pay legal fees and related expenses so TVHA will be prepared for statutory changes that will apply to us on January 1, 2028. No opposition to this approach was voiced.

There was also discussion of a probable need to move to a more up-to-date website platform and possible combination of bookkeeping services in the same or a separate platform. Those present indicated approval of exploring both options. No opposition was voiced.

NOTE: The discussion and indication of preferences of those present does not constitute a community vote, only an informal polling. Any decision including as to use of funds will be addressed in a future board meeting following procedures set out in TVHA's Balanced Budget Policy.

Motion to Adjourn to Social, MSP (unanimous). Meeting Adjourned: 6:12

**NEXT REGULAR QUARTERLY MEETING: Monday, August 31, 2026 at 5:30 p.m.**

Respectfully submitted,

Verba Abbott, TVHA Secretary