



## Special Meeting of the Songbird Association

### Agenda:

- Why the board feels a management company is necessary
- How/which property management companies were contacted
- What is the range of services/prices requested
- Details of contracting
- And any other information collected by the board through this process, including any printed information provided to them by management companies, per Washington RCW 64.90.445 2g, so that we can all be fully informed before proceeding

Date: Monday February 3, 2025, 7PM

Where: 1309 NW 111th Street, Vancouver WA 98685

Attendees: All Board members, owners (see separate list)

Call meeting to order at 7:04PM

Kyle Bisch given the opportunity to lead meeting as he was the one to request special meeting  
The treasurer was asked questions regarding our finances  
Kerry reports he has done all our finances without difficulty  
Kerry states he has no problems collecting dues for owners  
Other Board members disagree about the state of our financial records being complete and also state it has been difficult to collect dues from some owners.

A statement was made that the property management company is trying to sell their product and collect our money.

The board stated that our CCRs are not up to date with the state RCWs. We would like to get help getting our association up to date with the state.  
One owner asked why we can't get a lawyer to look over it and the board stated that would cost more money.  
The board says we are trying to get help for one year. Other owner's never heard we only were looking at one year contract. Some are concerned that the contract will cost money to get out of after one year. There is a termination clause that needs to be addressed.

Owners ask how this will not raise our dues. They believe we can hire a lawyer for a one time project.  
WSCAI membership was brought up again. It is the belief of one owner that it is a \$350/per year membership fee with 20 seats. There is a seminar this Thursday that some owners will attend.

The board states that we were also interested in a management company because enforcing rules has been very difficult. It can be very uncomfortable to enforce rules with your neighbors. We have been to the point of getting lawyers. We would hope that an outside party would help with this.

Concerns related to contract:  
Termination clause

Clerical and stamp costs-who pays for it  
Who follows up with compliance letters  
How will they help rewrite CCRs/Bylaws

We did discuss needing a new ARC form. Issues with owners going ahead with projects even though their form was not approved.

Kyle asked that we strike the property management vote from our next board meeting.  
All 5 board members voted to remove the vote from the next board meeting.  
Board meeting February 7th to discuss budget.

Annual association meeting will be March 20th, 7pm. Letters will be mailed with ballot and proxy.

Meeting end 9:05 pm