

Richmond Manor Condominium Owners Association

Minutes of September 17, 2026 Annual Meeting of the Association

I. Welcome & Call to Order

President Jerry Taylor called the Meeting to order at 7:00 pm. Twenty-six (26) owners were present (either in-person or via proxy), representing twenty-one (21) units including: Doris Beck, Shirleen Becker, Ian Blackburn & Kay Nordby, Jeanne Bouten, Myrna Burkey, Donna Edgerton, Linda Harvey, Venita & Chuck Hynden, Bev Klein, Drake & Andrea Loeser, Sherrie & Bill Manson, Michael Morgan (represented by Bob Terry), Luis Munoz (represented by Cheri Schuricht), Pam Owen (represented by Andi Loeser), Carol Reeme, Edie Strand (represented by David Ridge), Cheri Schuricht, Bob Terry, John Weschler, and Kaare & Laurie Otnes. Manager Sid Horvath also participated. The twenty-one represented units present at the meeting constituted 80.6% owner's interest thus achieving quorum status.

II. President's Comments

Jerry reported that his term as a Board member would expire at the conclusion of this Meeting of the Association and that he would not submit his name as a candidate for reelection to the Board. He thanked the members (owners) for their support during his 18 years on the Board. Jerry also acknowledged the support of Board members during his 16 years as president. And he expressed his appreciation to Sid for his work providing property management services.

Many members expressed their appreciation to Jerry for his excellent management/leadership of RMC over the years.

III. Review/Approval of Meeting Minutes

A motion was duly made, seconded and unanimously passed to approve Minutes as issued of the November 20, 2025 Special Meeting of the Association.

IV. Reports:

a) Manager's Report

Sid commented that all routine maintenance has been completed as scheduled. He also mentioned that RoofCorp recently completed general preventative and targeted roof maintenance.

b) Financial Projection for Year End 2026

Bob stated that end-of-year 2026 expenditures will likely be near – but not expected to exceed – the budgeted figure.

As regards Reserves: the August 31 balance is about \$539,000. We continue to build this fund as major projects are ahead and we know it is important to continue proactive maintenance practices. The most significant known project ahead is the replacement/recover of our roof. That project alone – if done today – would cost \$427,000 based on a recent re-estimate by RoofCorp. The good news is that the roof is in better condition than would be expected for a 23-yr old roof and RoofCorp thinks it will continue to provide good service for another 5-7 years.

Bob reported that an engagement letter had been signed with Association Reserves to update our Reserve Study. The Study should be complete by the end of the year and will be provided to owners.

c) 2027 – 2028 Budget Outlook

Bob stated that current projections for 2027 indicate total operating expenses will be about 4% - 5% higher than for 2026. This is preliminary and subject to change. That projection guides the determination of HOA.

d) Lawn & Garden Committee

Cheri Schuricht reported that Mole Masters was hired after 4 mole hills in our front yard became 14 mole hills in two days. The traps have caught two moles and the technicians will continue checking our property for the next few weeks. Apparently, the Northwest has soil that moles prefer including the worms in the soil that they love to eat. The Garden Committee postponed applying mulch to our garden beds until January or February 2027 when the medium bark mulch we usually apply is on sale for a reduced price.

e) Security Committee

Kaare reported there had been no breaching of the building's residential or garage areas though he had discovered (by viewing the surveillance system video recording) that an intruder had entered and slept in the mail/lobby area one night. The intruder had turned the area heater on though turned it off in the morning upon leaving the building.

V. Election of Board Members

Board membership terms for Chuck Hynden, Cheri Schuricht and Jerry Taylor expire at the conclusion of this Meeting. Bob reported that nominations had been received for Chuck, Cheri and Bill Manson. Jerry invited additional nominations though none were made. As there were only three nominations for three positions Jerry suggested that voting be by voice/show of hands (vs written ballot) and inquired if there were objections to such process. There were none.

Jeannie Bouten moved, Shirleen Becker seconded and the members unanimously - by acclamation - elected Chuck Hynden, Cheri Schuricht and Bill Manson to two-year terms effective at the conclusion of this meeting.

VI. Financial Audit

Bob stated that an engagement letter had been signed with Newman CPA's to prepare and file our 2026 Income Tax Form and to perform an Audit of our 2026 Financial Reports. He indicated that WA regulations now require annual audits and disallow HOA's the right to waive audits as has previously been the case.

VII. Owner Comments

Several members commented that they enjoyed the recent "get together" at Blackbird. Cheri reported that some patrons to the new Richmond Beach Food Store have been parking on RMC property. Various suggestions were offered to deal with that issue.

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Bob Terry

Secretary/Treasurer