

Whipple Creek Place HOA
4th Quarter Board Meeting
Association Budget Ratification Meeting – 2026 Budget
2025 Association Annual Meeting
December 1, 2025, 7:00 via Zoom

Zoom login link:

<https://us02web.zoom.us/j/2705267334?pwd=K2VWYUNhanNwTXZLNfJiYnMrY2podz09&omn=89696442460>

Meeting ID: 270 526 7334
Passcode: 0q7Tq5

Phone In: 253-215-8782
Meeting ID: 270-526-7334
Passcode: 050451

Meeting Agendas

_____ PM Homeowner Comments and Questions:

4th Quarter Association Board Meeting Agenda

_____ PM Call to Order

1. Quorum of Board is required.
 - Board Members present:
 - Homeowners present:
 - Invest West present:
2. Approve Agenda.
3. Approve 11-3-25 2026 Budget Adoption Meeting Minutes.

Invest West Report: Suzanne Ashby

Old Business

1. Collections – Tabled until 2026

New Business

1. Approve ERMS Wetland weed mitigation contract.
2. Approve Newman 2025 Audit Representation Letter.
3. Set 2026 Board and Association Meeting Schedule.
4. Packet to be mailed to Homeowners by IWM within 10 days of this meeting.
 - 2026 Owners' Account Statements showing quarterly assessment due dates and the amount due.
 - 2026 Whipple Creek Place HOA Approved Budget with Assessments.
 - 2026 Meeting Calendar.

_____ PM Call to Adjourn

Budget Ratification Meeting Agenda – 2026 Budget – Immediately following 4th Qtr. Meeting.

_____ **PM Homeowner Comments and Questions:**

_____ **PM Call to Order**

1. Quorum not required per RCW 64.38.525.
 - Board Members present:
 - Number of Homeowners present in person or via proxy:

Order of Business

1. Present 2025 Association Budget.
2. Ratify the 2025 Association Budget.

_____ **PM Call to adjourn.**

2025 Annual Association Meeting Agenda – Immediately following Budget Ratification Meeting

_____ **PM Homeowner Comments and Questions:**

_____ **PM Call to Order**

1. Quorum of Owner is required.
 - Board Members present:
 - Homeowners present:
 - Invest West present:
2. Approve Agenda.

Invest West Report: Suzanne Ashby

New Business:

1. Report on Common Areas.
2. Report on Financial Condition of Association.
3. IRS Resolution.
4. Results of Board of Directors Election - Ballot vote in November

_____ **PM Call for adjourn.**

An Organizational Meeting of the new Board of Directors to elect new Officers shall be held immediately following this meeting to elect new officers unless otherwise determined for a later date by the Directors and properly noticed.