



Barnes Lake Park Owners Association

NEWSLETTER FOR March 2026

PRESIDENT’S COLUMN
Jack Graham, President
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ANNUAL OWNERS MEETING: Our annual owners meeting was on Saturday February 14th at 10am. This meeting was held via Zoom. Attendance at this meeting was short of the 50% required for a quorum. There were 24 owner units present either in person or via proxy representing 35.16836% of the HOA’s ownership. **Since there was not a quorum at the annual meeting, as provided in the State’s RCW’s, the budget which did not include an increase in dues for our fiscal year starting March 1, 2026, was ratified as presented.** Jack Graham did a presentation that included outlining the background of the major plumbing problems at Building 8. Owners were provided with detail information regarding the delays in starting this major plumbing repair project. These delays included collecting enough funds to borrow \$444K for the project from our two special assessments, some Building 8 owners delaying entry to their units and owners using water during construction causing work stoppage, along with an owner not having their unit in a condition for the contractor to safely enter and start the work. The presentation also addressed the need for the Association to repay the funds borrowed from our two special assessments. These funds must be repaid so the Association will be able pay the debt service payments on our two bank loans along with funding some of our major deferred maintenance. Currently the Association will need to raise about \$1.5 million to repay the two special assessments and fund some of our major deferred maintenance. **The Board is proposing a third special assessment of \$1.5 million that would start March 1, 2027.** Tom Sparks presented the Association’s

budget that will start March 1, 2026 which did not include any increase in dues. Tom Sparks, Troy Patience, Allison Wedin and Dennis Domschot agreed to run for the four board positions up for election this year. No other owners volunteered to run for these positions and these four individuals were elected to the Board.

PROPOSED 3RD SPECIAL ASSESSMENT: The table below outlines the dues increase for each percentage of ownership for **the proposed 3rd special assessment that would not start until March 1 2027.** Over the next 12 months the Board will review this proposal along with possible other options. The Board welcomes feedback from owners.

<i>Percent Ownership</i>	<i>Monthly Payment</i>	<i>Unit Annual Amount</i>
2.21025%	\$110.51	\$1,326.15
1.71864%	\$85.93	\$1,031.18
1.47283%	\$73.64	\$883.70
1.08456%	\$54.23	\$650.74

MANAGEMENT COMPANY: Please report routine maintenance needs or other issues by email to mgmtadmin4@vantagecommunities.net. **Leaks or other emergencies** should be reported immediately to 360-455-4464 ext. 106 during business hours or after business hours dial 360-455-4464 and press 6 to connect to Vantage’s call center.

CALENDAR
March 19: The Board will hold the monthly Board meeting via Zoom to discuss HOA business. The meeting will start at 6:30pm.