

# **DRAFT TEMPO LAKE GLADES HOA MEETING MINUTES**

Date: **April 13, 2026**

Time: **6:05 PM**

Location: **East Olympia Fire station**

## **I. CALL TO ORDER**

The meeting was called to order at 6:05 PM.

Attendees were reminded to sign in.

## **II. ATTENDANCE**

### **Board Members Present:**

- All board members present except Rod

### **Community Members Present:**

- Kerry O'Leary
- Regina Galwas
- Cliff Schiller
- Phil Brown
- Elizabeth Ide

## **III. APPROVAL OF PREVIOUS MINUTES**

- **Motion to approve minutes:** Clayton
- **Second:** Jeff
- **Outcome:** Approved

## **IV. FINANCIAL / BUDGET UPDATE**

- Budget information is in progress (no formal report presented).

## V. ACKLEY PUMP SERVICES / WATER SYSTEM

- No documentation received from prior work by Ackley Pump Services.
- **Board has requested:**
  - Pump models (received)
  - Warranty information (not received)
  - Maps of pump locations (second request sent)
- **Met with Northwest Water Services (NWW):**
  - NWW is interested in reviewing prior Ackley work
  - Will assist with future planning
- **Upcoming:**
  - Sanitary inspection (2027)
  - General cleanup and compliance items
- **Proposal:**
  - Allocate \$5,000 to bring system up to standard

### Discussion Points:

- Number of working wells: 2
- Emergency backup:
  - Generator exists but has not been tested
  - NWW does not provide generators

### Action Items:

- Jeff will check generator functionality
- Board will pursue a system-wide study

## VI. LEGAL REPRESENTATION

- Two firms responded to inquiries:
  - Dille Law
  - Dickson (larger firm)
  
- Catherine and Jeff conducted interviews:
  - Dille Law: adequate, smaller scope (approx. 12 HOAs)
  - Dickson: larger firm, more experience, deeper resources, multiple HOA clients
  - Dickson requires \$5,000 retainer, uses junior staff to reduce costs
  - Dille bills hourly (no retainer)
  
- Rod's questions were presented to both firms.

### Key Differences:

- Dickson communicates with full board
- Greater HOA expertise and involvement in upcoming legal changes

### Motion:

To hire either Dille or Dickson contingent upon Dickson meeting requirements (termination terms, scope, etc.)

- Motion: Jeff
- Second: Catherine

### Vote Results:

- Dille: 1
- Dickson: 6

**Outcome:** Dickson selected pending contingencies.

## VII. WATER & PARKS UPDATE

### A. Trees

- Tree companies will be contacted for estimates
- Several trees identified as urgent hazards
- Full assessment to follow
- Ivy overgrowth noted:
  - Needs removal to preserve tree health

- Plan to educate community via Facebook
- Catherine (Master Gardener) volunteered to teach ivy removal techniques

#### **B. Park Maintenance**

- New signs have been installed
- Mowing services need to begin soon

#### **C. Fish Stocking**

- Financial constraints due to unpaid dues
- Community donations being considered
- Fish farm availability: mid-June earliest

#### **Additional Considerations:**

- Permit required (valid for 1 year)
- Costs include:
  - Permit fee
  - Delivery fee
  - Fish cost
  - Taxes
- **Stocking must occur before lake exceeds 55°F**

#### **Community Input:**

- Cliff Schiller offered to sponsor stocking
- Clayton will consult with local trout fishermen
- Patrick Trahan expressed interest in participating

**Priority:** Tree removal takes precedence over fish stocking.

### **VIII. COMMUNITY ENGAGEMENT**

- Proposal for September Potluck & Annual Meeting
  - Combined social event and HOA meeting
  - Encourage community participation

## **IX. STREET LIGHT UPDATE**

- Catherine contacted the county
- Awaiting estimate from Puget Sound Energy (PSE)

## **X. ADJOURNMENT**

- Motion to adjourn: [Not specified]
- Second: [Not specified]
- Meeting adjourned at 7:07 PM