



June 8, 2022

RE: 2022 Annual Membership Meeting
Voting Materials – Election of Directors

Dear Homeowner(s),

Enclosed please find a Ballot for your review and completion prior to the upcoming Annual Membership Meeting. The hybrid meeting format details are listed below:

TIME & DATE: 6:00 pm on Thursday, June 23, 2022

LOCATION: NoLL District Welcome Center
21802 E Indiana Ave, Liberty Lake, WA 99019

ZOOM LINK: <https://us06web.zoom.us/j/88436321765>

Please return the enclosed Ballot by 3pm on 6/23/2022. The Association must achieve a quorum of 15%, which means 185 homes/lots must be present by Ballot in order for the vote to move forward. Without quorum, the meeting will proceed as scheduled but the voting deadline will be extended until quorum is achieved. Ballots may be submitted online via the HOA's website, emailed, mailed or sent by personal delivery to 1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019.

Please reach out to Rockwood Property Management by any means listed below with questions or concerns. Thank you for your continued support of River District.

In partnership,
Rockwood Property Management
For River District Homeowners Association

Phone: (509) 321-5921

Email: riverdistricthoa@rockwoodpm.com



2022 Annual Membership Meeting

June 23, 2022 at 6pm

In-person at NoLL District Welcome Ctr

and Via Zoom: <https://us06web.zoom.us/j/88436321765>

AGENDA

1. Call to Order
2. Introductions & Meeting Format
3. Board of Directors Election
 - a. Call for Nominations from the Floor
 - b. Candidate Introductions
 - c. Online Ballot Poll Closes at 6:30pm
4. 2022 Community & Development Update
5. Financial Review
 - a. 2021 Yearend
 - b. 2022 Year to Date
6. New Business
 - a. IRS Revenue Ruling 70-604
 - b. Adopt 2021 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

Voting Instructions

2022 Annual Membership Meeting



Members may submit their vote online or via the enclosed Ballot. Each option requires that you take specific action by the posted deadline to ensure your vote is counted. Please select from ONE of the following voting options. Each lot may vote only once; multiple owners of a single lot should discuss their voting preferences prior to submission then cast their vote collectively. The description of each action subject to member vote is included in the enclosed Ballot and can be accessed via www.riverdistricthoa.com. Ballots received after the deadlines specified below will be invalid and will not count towards the voting outcome.

1. ONLINE BALLOT

Online votes must be submitted by 6:30pm on 6/23/22 via this link:

www.riverdistricthoa.com/online-ballot. Follow these steps to cast your ballot online:

- a. Visit the online ballot website: www.riverdistricthoa.com
- b. Click the ONLINE BALLOT button on the home screen.
- c. Enter your name and street address for each property you own within the HOA. This requirement allows us to validate the vote submitted for each home/lot. Homeowners are not required to submit a response to the action(s) for member vote but we do ask that each home/lot submit one Ballot for the purpose of establishing quorum.
- d. Please remember that each home/lot may only vote once. If you submit an online ballot, please do not return the enclosed paper ballot.

2. WRITTEN BALLOT

Votes submitted via the enclosed Ballot must be received by 3:00pm on 6/23/22. There are several options for delivering your completed Ballot to Rockwood Property Management "RPM" (1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019) as follows:

- a. Courier or mail via first class US Post to RPM using the enclosed postage paid return envelope.
- b. Personal delivery to RPM. Office hours are 9am – 5pm but ballots may be deposited into the green HOA payment collection box (located at the eastern entrance to our building) at any time up until the deadline stated above.

BALLOT



2022 Annual Membership Meeting

Pursuant to Bylaws Article 2.3, a quorum must be present in order to hold a vote on any matter at the Annual Meeting or any Special Meeting of the Members. Please help us achieve quorum by returning this Ballot to Rockwood Property Management by the deadline stated below. Please complete only ONE of the following ballot options:

OPTION 1: QUORUM ONLY

Please count my lot towards quorum for the 2022 Annual Meeting and any adjournment thereof. *(If you select this option, do not complete Option 2.)*

OPTION 2: VOTE BY BALLOT *To submit your vote using this Ballot, please complete the action(s) for vote detailed below:*

➤ ACTION FOR VOTE: BOARD OF DIRECTORS ELECTION

Please select up to five (5) candidates for election to the Board of Directors; mark the box next to the candidate(s) for whom you wish to cast your vote(s).

Chad Galloway

Lee Wolfand

James Kleinig

Jim Frank (Declarant)

Tim Olsen

Joe Frank (Declarant)

Dallon Andrus

Kevin Schneidmiller (Declarant)

Write in Candidate (print name): _____

Homeowner Validation; *this ballot is not valid until the following information is complete:*

Homeowner's Signature

Print Name

Your River District Address

Date

Printed Ballots are due by 3pm & electronic Ballots are due by 6:30pm on 6/23/22

All Ballots are acknowledged and verified by Rockwood Property Management upon receipt.

Candidate Statements

2022 Annual Membership Meeting



Candidate statements are transcribed exactly as submitted:

Chad Galloway Purchased home and moved into River District in May 2011. Planning to stay until I have to be carried out. My objective if elected as a River District Director is to have a place to live where we are happy and proud to be part of. Want to keep HOA dues as low as possible. I am a Father of 11 children, Grandfather of 39 and Great Grandfather of 6.

I am a retired CPA and CFO working primarily in financial services industry. My last position before retiring was CFO for the Spokane Symphony and Fox Theater.

James Kleinig James is a husband, father, and community builder. His neighbors would describe him as an exceptional communicator, peace-maker, future-minded, and taking tremendous pride in the River District community.

James is an international transplant, whom has lived on multiple continents in multiple countries. His background is in the medical industry, including the highest level of medical device sales. In this role, he learned how to navigate the competing interests of end users, decision-makers, and budget designers.

He came to Liberty Lake recently, having moved up from California, where he lived in a 'head down community' while his wife completed residency. It was here he learned the value of 'loving where you live,' as families within 10 feet of each other existed in silos. He has found Liberty Lake to be the exact opposite (as he has remarked on several occasions). And is excited (and capable) of building relational bridges throughout the different demographics of the neighborhood.

Anecdotally – as I have observed recently – James is the first guy to make friends when new neighbors move in. The exact type of person we want on our HOA board: competent, compromising, and highly developed soft-skills.

Tim Olsen Tim and his wife Erin have been residents of the river District for just over eight years. While on a bike ride with Valleyfest, Erin discovered the River District. Upon seeing the neighborhood, Tim and Erin quickly decided this would be their home and built their Greenstone home. Time and Erin enjoy parks, the open spaces, and the access to the Centennial Trail. They have enjoyed the thoughtful build-out of new homes, new parks, and other exciting things like The Farm and the beginning of the NoLL District.

Tim was born in the farming community of Visalia in Central California. After attending school in Southern California, he began his professional career in Finance. After serving clients in Finance for 30 years, Tim made a career change in 2017 and decided to become a residential real estate agent. Tim now serves clients while working with John L Scott in Liberty Lake. He has been fortunate to have bought and sold many homes for clients in the River District, Easter Washington, and North Idaho.

When not practicing real estate, Tim follows his passion for making a difference in his community; he is a member of the Liberty Lake Library Board of Trustees, The Liberty Lake Planning Commission, and President of the Liberty Lake Kiwanis. Being a member of the River District HOA Board of Directors would be a natural fit for Tim's passion and expertise with past board memberships of previous HOAs.

Candidate Statements

2022 Annual Membership Meeting



(continued) Candidate statements are transcribed exactly as submitted:

Dallon Andrus Our family has lived in this community for 2 years. I am married and we have 3 younger children. Some of my hobbies include backpacking, turkey hunting, and reading. During the summer I spend a lot of time outside with my family at the park, on bike rides, and watching our kids sporting events. I participate in our church youth program and religion is a guiding force in my life. My professional background is in accounting and I currently work in finance with Providence Health (Sacred Heart).

Lee Wolfand Lee Wolfand looks forward to serving on our HOA Board of Directors. She would like a chance to participate in the Board's community discussions, decisions and the various upcoming issues as we move forward in the next couple of years. Lee is a retired Case Administrator from U.S. Bankruptcy Court. She received a BS degree from the University of Idaho in 1978 after transferring from the University of Maryland. She lived north of Fairchild AFB for 30 years before moving to Liberty Lake about 4-1/2 years ago. Lee has worked in public service in various capacities most of her life including working for the courts for 27 years, volunteering to help set up the Orchard Park Holiday Lights, serving for a short time on the Board of Directors for Spokanimal Care and other volunteer projects over the years. Lee and her partner enjoy the outdoors, cycling, walking and camping as well as all the social and cultural amenities that Spokane and Liberty Lake have to offer. As Lee's neighbors, Rick and Janet feel that Lee's open-minded ability to hear and discuss all options and ideas on the table and her "get-it-done" work ethic would be a beneficial addition to our HOA Board and our River District Community at large.

Jim Frank, Joe Frank and Kevin Schneidmiller are candidates submitted on behalf of the Declarant.