



April 22, 2026

RE: 2026 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 meeting will be hosted in-person, details are listed below. More information is available on the website at [www.kendallyardshoa.com](http://www.kendallyardshoa.com).

**TIME & DATE:** 6:00 pm on Wednesday, June 3, 2026

**LOCATION:** Kendall Yards Welcome Center  
1335 W Summit Pkwy, Spokane, WA 99201

The Association must achieve a quorum of 25% in order for the vote to move forward. Quorum is tallied through Ballot return so please reply by the deadline outlined herein. Absent of achieving quorum, the meeting will proceed as scheduled but the voting deadline will be extended until sufficient ballots are collected to tally the election outcome. Please refer to the enclosed Voting Instructions for Ballot return options.

Please contact Rockwood Property Management by any means listed below with questions or concerns. Thank you for your continued support.

In partnership,  
Rockwood Property Management  
For Kendall Yards Homeowners Association

**PHONE:** (509) 321-5921

**EMAIL:** [kendallyardshoa@rockwoodpm.com](mailto:kendallyardshoa@rockwoodpm.com)

**WEBSITE:** [www.kendallyardshoa.com](http://www.kendallyardshoa.com)

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## **2026 Annual Membership Meeting**

6pm on June 3, 2026

In-person at the Welcome Center

### **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. 2026 Community & Development Update
5. Financial Review
  - a. 2025 Yearend
  - b. 2026 Year to Date
6. New Business
  - a. IRS Revenue Ruling 70-604
  - b. Adopt 2025 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

*A Board of Directors Meeting will be held directly following the Annual Membership Meeting, the agenda for which is below:*

1. Call to Order
2. Old Business
3. New Business
  - a. Enumeration of Officers
4. Homeowner Forum
5. Adjourn



# Voting Instructions

2026 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.kendallyardshoa.com](http://www.kendallyardshoa.com). Ballots received after the deadlines specified below are invalid and will not count towards the voting outcome.

## 1. DELIVER to ROCKWOOD PROPERTY MANAGEMENT OFFICE

Ballots delivered to the RPM office **must be received by 3pm on 6/03/26**. Please select from the following options for delivering your completed Ballot to Rockwood Property Management “RPM” (1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019):

- a. Personal delivery to RPM. Office hours are Monday through Friday, 9am – 5pm but ballots may be deposited into the green HOA payment collection box (located at the northeastern entrance to the building) at any time up until the deadline stated above.
- b. Courier or first-class US Post. Please allow plenty of time as mail delivery has been inconsistent over the past year.

## 2. EMAIL TO [KENDALLYARDSHOA@ROCKWOODPM.COM](mailto:KENDALLYARDSHOA@ROCKWOODPM.COM)

Ballots submitted by email **must be received by 6:30pm on 6/03/26**. To do so, please complete the enclosed Ballot then scan (or take a picture) and email to the address listed above.

## 3. VOTE IN-PERSON at the ANNUAL MEMBERSHIP MEETING

Ballots can be submitted in person at the Annual Membership Meeting until the polls close, which is expected to occur at approximately 6:30pm.

**Time/Date:** 6:00 pm on Wednesday, June 3, 2026

**Location:** Welcome Center @ 1335 W Summit Pkwy, Spokane, WA 99201

## 4. ONLINE BALLOT at [WWW.KENDALLYARDSHOA.COM/ONLINE-BALLOT](http://WWW.KENDALLYARDSHOA.COM/ONLINE-BALLOT)

Online Ballots **must be received by 6:30pm on 6/03/26**. Please visit the website above then follow the prompts to submit your ballot online.

## 5. VOTE BY PROXY

To vote by proxy, the homeowner must complete the Homeowner Validation section of the attached Ballot and write their Proxyholder’s name in the space provided. Your proxyholder must be present at the Annual Meeting to submit the Ballot.

# Candidate Statements

2026 Annual Membership Meeting

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The following information was supplied to the HOA through candidate nomination and was transcribed exactly as submitted.

**MICHAEL BELL** CPA (retired): Michael R. Bell & Company, PLLC, Spokane, Washington  
Mike has been in public practice for more than 40 years, focusing exclusively on the healthcare industry by providing a full range of accounting, auditing, and financial consulting services. Prior to public accounting, Mike worked as a Navy Hospital Corpsman on the clinical side for four years while serving on active duty. Mike's accounting and consulting firm with 20 professional staff provided services to clients located principally in the Greater Northwest and include hospitals, critical access hospitals, home health agencies, nursing homes, rural health clinics, federally qualified health clinics, and other healthcare organizations. Most recently Mike's firm has worked with many healthcare organizations as they plan and adapt to changes in the industry because of federal and state legislation. Mike is the co-founder of the Rural Health Clinic Association of Washington, was the treasurer of the Washington Rural Health Association for six years and served on the National Rural Health Association advisory board.

After merging with Wipfli, a national accounting firm with a significant healthcare practice in 2010, Mike Served as a senior healthcare partner before his retirement.

Since retiring Mike has continued to be active in the community by serving on the boards of several non-profit organizations in the Spokane area and often volunteered to serve as treasurer.

**JOE FRANK** (*incumbent*) I am the President of Greenstone Corporation. I have been involved with development and construction for nearly 20 years. As the developer of Kendall Yards, we have an insight and history for Kendall Yards that I believe would be beneficial to the board as the transition from declarant to the homeowners continues.

**WENDE WILBER** (*incumbent*) I have been serving on the Kendall Yards HOA Board since April 2022 and currently serve in the role of Vice President. As a professional, I lead a local transportation engineering firm and specialize in transportation and land use planning. Through my work, I regularly interpret regulations, codes, and standards (including CCRs) for new construction, roads, sidewalks, bike lanes, pathways, parking, and landscaping. I routinely work with community members, contractors, developers, and public agencies to communicate technical information in a way that all parties understand the opportunities and tradeoffs associated with decisions. It is hard to believe that I have been here for 5 years after relocating from Alaska. I am so grateful to be a part of the Kendall Yards community and would be honored to continue serving on the Board of Directors to keep our community healthy and welcoming.

# BALLOT

2026 Annual Membership Meeting



Please help us achieve quorum by returning this Ballot according to the Voting Instructions. Please complete only **ONE** of the following ballot options:

## OPTION 1: QUORUM ONLY

Please count my lot towards quorum for the 2026 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 voting section(s) below.

➤ **ACTION for VOTE: BOARD OF DIRECTORS ELECTION** Please select up to two (2) candidates for election to the Board of Directors; mark the box next to your candidate(s) to indicate your vote.

**MICHAEL BELL**     **JOE FRANK** (incumbent)     **WENDE WILBER** (incumbent)

**Write-in Candidate:** \_\_\_\_\_

**Write-in Candidate:** \_\_\_\_\_

➤ **ACTION for VOTE: ANNUAL AUDIT WAIVER** Pursuant to RCW 64.38.045, the Association’s financial reports must be audited annually unless 67% of a quorum vote to waive the audit requirement. The option to waive is intended to offer relief from expenses related to audit preparation, should the Membership so choose. In 2025, the anticipated expenditure for audit preparation was \$3,225, which is funded through Member assessments. Considering this, do you want the HOA to budget and contract for audit of the 2026 financial report?

YES, I want the HOA’s financial report audited for the year ending 12/31/26.

NO, I do not want the HOA’s financial report audited for the year ending 12/31/26.

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

\_\_\_\_\_  
Homeowner’s Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address in Kendall Yards HOA

\_\_\_\_\_  
Date

**(OPTIONAL) PROXYHOLDER AUTHORIZATION** To vote by proxy, complete the Homeowner Validation section above **AND** write your Proxyholder’s name in the space provided below.

*“By my completion of this proxyholder assignment, I, the afore signed homeowner, hereby assign my voting rights and authorize my Proxyholder to vote on my behalf at the 2026 Annual Meeting or any adjournment thereof.”*

**Proxyholder Name:** \_\_\_\_\_