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CASE #: 23-2-10294-1 SEA

THE HONORABLE WILLAM L. DIXON V

Department 46

Hearing Date: July 17, 2026

IN THE SUPERIOR COURT OF THE STATE WASHINGTON
COUNTY OF KING

EPIC HOMEOWNERS ASSOCIATION, a
Washington limited liability company;
BAYVIEW ON THE LAKE CONDOMINIUM
OWNERS ASSOCIATION, a Washington
nonprofit corporation; ARBORETUM AT VISTA
PARK CONDOMINIUM ASSOCIATION, a
Washington nonprofit corporation; THE VINE
BUILDING OWNERS ASSOCIATION, a
Washington nonprofit corporation; and THE
COSMOPOLITAN CONDOMINIUM OWNERS'
ASSOCIATION, a Washington nonprofit
corporation, all individually and on behalf of
similarly situated entities,

Plaintiffs,

v.

MARK HOLMES and J. DOE HOLMES, and the
marital community comprised thereof;
KAPPES MILLER MANAGEMENT, LLC, a
Washington limited liability company; YATES,
WOOD & MCDONALD, INC., a Washington
corporation; ECONDOSERVICES.COM, LLC, a
Washington limited liability company;
ASSOCIATION UNDERWRITERS OF
WASHINGTON, LLC, a Washington limited
liability company; DOE ENTITIES 1–20; and
KELLY SZETO and J. DOE SZETO, and the
marital community comprised thereof,

Defendants.

NO. 23-2-10294-1 SEA

**DECLARATION OF TOM ICHELSON IN
SUPPORT OF PLAINTIFFS' MOTION FOR
ATTORNEYS' FEES, LITIGATION COSTS,
AND SERVICE AWARDS**

DECLARATION OF TOM ICHELSON IN SUPPORT OF
PLAINTIFFS' MOTION FOR ATTORNEYS' FEES, LITIGATION
COSTS, AND SERVICE AWARDS

Case No. 23-2-10294-1 SEA

TERRELL MARSHALL LAW GROUP PLLC

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1 I, Tom Ichelson, declare as follows:

2 1. I am over 18 years of age, I make this declaration based on my own personal
3 knowledge, and I am competent to testify to the facts in this declaration.

4 2. I am a Director of Operations at Columbia Hospitality, the managing agent for
5 The Vine Building Owners Association (“Vine”).

6 3. Vine is a condominium building located in Seattle.

7 4. Among the services that property management companies such as Columbia
8 Hospitality sometimes provide for Vine and other condominium clients is procuring insurance
9 coverage for the condominium.

10 5. Insurance coverage is important to Vine and its owners and is often one of Vine’s
11 most significant operating expenses.

12 6. For many years, Vine contracted with Kappes Miller to manage the
13 condominium. Vine decided to commence this lawsuit after learning that Kappes Miller had
14 procured insurance for Vine through Associated Underwriters of Washington (“AUW”) and that
15 AUW had charged Vine undisclosed fees for the purchase of insurance on top of the actual
16 insurance premiums

17 7. Vine is largely overseen by volunteers. Its Board of Directors consists of residents
18 who volunteer their time to run the condominium. These volunteers typically have limited time,
19 financial resources, administrative support, and expertise.

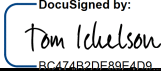
20 8. Vine has taken its commitment to representing the interests of other
21 condominium associations seriously throughout this litigation. Vine turned down a substantial
22 individual settlement offer so the case could continue on behalf of the class.

23 9. I and others at Vine devoted approximately 117 hours to this litigation. I was in
24 regular communication with counsel about developments in the case. My co-plaintiffs and I
25 participated in many video conferences with our counsel to discuss the case. Among other
26 things, Vine provided counsel with documents and information at the beginning of the case and
27 in response to Defendants’ discovery requests. Vine also worked with an ESI expert to preserve

1 and gather electronic documents and data. I provided a declaration in support of class
2 certification, reviewed counsel’s analysis of class damages both before and after mediation, and
3 participated in the mediation and settlement negotiations. Before the case settled, Defendants
4 had requested dates for my deposition and I was preparing to be deposed.

5 I declare under penalty of perjury under the laws of the State of Washington and the
6 United States of America that the foregoing is true and correct.

7 EXECUTED at North Bend, Washington this 14th day of May, 2026.

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9 By: 
10 Tom Ichelson

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CERTIFICATE OF SERVICE

I, Blythe H. Chandler, hereby certify that on May 14, 2026, I caused true and correct copies of the foregoing to be served via the means indicated below:

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- King County Electronic Filing System

Attorneys for Mark Holmes

I declare under penalty of perjury under the laws of the State of Washington and the

1 United States that the foregoing is true and correct.

2 DATED this 14th day of May, 2026.

3 By: /s/ Blythe H. Chandler, WSBA #43387
4 Blythe H. Chandler, WSBA #43387

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