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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 MICHAEL HUNSINGER  
IN SUPPORT OF PLAINTIFFS' MOTION  
FOR ATTORNEYS' FEES, LITIGATION  
COSTS, AND SERVICE AWARDS**

1 I, Michael Hunsinger, 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 member of the Board of Directors of Epic Homeowners Association  
5 (“Epic”).

6 3. Epic is a six-story condominium building located in Seattle.

7 4. Epic contracted with defendants Kappes Miller Management, LLC (“Kappes  
8 Miller”), and Yates, Wood & McDonald, Inc. (“Yates Wood”) to manage the condominium.

9 5. Among the services that Epic’s property management companies provide is  
10 procuring insurance coverage for the condominium.

11 6. Insurance coverage is important to Epic and its owners and is often one of Epic’s  
12 most significant operating expenses.

13 7. Epic is largely run by volunteers. Our Board of Directors consists of residents who  
14 volunteer their time to run the condominium. These volunteers typically have limited time,  
15 financial resources, administrative support, and expertise.

16 8. In the spring of 2022, I became involved in the Epic Board’s efforts to determine  
17 whether our current insurance coverages were competitively priced, as they were due to be  
18 renewed on July 1.

19 9. As part of this process, the Board asked an insurance agent to make a proposal  
20 for the insurance coverage for the upcoming year which we could compare to the one we were  
21 going to receive from Association Underwriters of Washington, LLC (“AUW”), Epic’s long-time  
22 insurance broker. Among other things, he compared the premium totals for each coverage that  
23 was listed on the insurance proposal provided by Association Underwriters of Washington, LLC  
24 (“AUW”), our broker, for the 2020-2021 coverage year with the premium totals identified in the  
25 corresponding insurance policy documents.

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1           10.     The insurance agent disclosed to me that some of the actual premiums the  
2 carriers charged for coverages were less than the amounts AUW had claimed—and billed Epic—  
3 in its proposals.

4           11.     When I asked AUW for an explanation, I received an email from AUW  
5 representative Kelly Szeto dated June 15, 2022, disclosing that the amounts charged to Epic  
6 included “broker fees” totaling \$15,883 on top of the actual insurance premiums charged.

7           12.     I subsequently received an email from Mark Holmes disclosing that Mr. Holmes  
8 numbers AUW as well as Epic’s property managers Kappes Miller and Yates Wood among what  
9 he called his “Family of Companies” and admitting that he charged the so-called “broker fees”  
10 to reach what he called “target profitability.” Neither I nor my fellow Board members were  
11 previously aware of any of those relationships, let alone those “broker fees.”

12           13.     After Ms. Szeto and Mr. Holmes refused to disclose the amount of so-called  
13 “broker fees” charged to Epic in prior years, Epic decided to commence this lawsuit to recover  
14 the undisclosed “broker fees” and to recover overcharges paid by other condominium  
15 associations managed by Mr. Holmes’s property management companies.

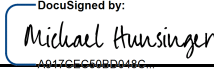
16           14.     The Board and I have taken our commitment to representing the interests of  
17 other class members very seriously. We did not accept a fairly substantial individual settlement  
18 offer because we wanted to recover overcharges for all class members, not just Epic.

19           15.     I devoted approximately 500 hours to this litigation. I was in regular contact with  
20 counsel about litigation strategy and case developments. My co-plaintiffs and I participated in  
21 many video conferences with our counsel to discuss the case. I provided counsel with  
22 information and documents at the outset of the case and assisted with their pre-filing  
23 investigation and drafting the complaint. I collected documents responsive to Defendants’  
24 discovery requests and assisted with preparing responses to interrogatories and document  
25 requests. I also worked with an ESI expert to preserve and gather electronic documents and  
26 data. I consulted with counsel about strategy for discovery and class certification, and provided  
27 a declaration in support of the class certification motion. I reviewed counsel’s analysis of class

1 damages both before and after mediation, and participated in the mediation and settlement  
2 negotiations. Before the case settled, Defendants had requested dates for my deposition and I  
3 was preparing to be deposed.

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

6 EXECUTED at Edmonds, Washington this 14th day of May, 2026.

7  
8 By:  \_\_\_\_\_  
9 Michael Hunsinger

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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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- U.S. Mail, postage prepaid
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- Overnight Courier
- Facsimile
- Electronic Mail
- King County Electronic Filing System

*Attorneys for Defendants Kappes Miller Management, LLC, Yates, Wood & MacDonald, Inc., and eCondoservices.com, LLC*

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*Attorneys for Defendants Association Underwriters of Washington, Mark Holmes, J. Doe Holmes, Kelly Szeto and J. Doe Szeto*

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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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