

**WHITE PASS VILLAGE INN ASSOCIATION
ANNUAL MEETING OF OWNERS
September 30, 2017
White Pass Day Lodge**

Meeting Minutes

MEETING CALLED TO ORDER: Board Chair Don Schut called the meeting to order at 1:02 PM.

QUORUM: Owner units present = 30 for 51.13% of the Total Voting Power. With designated proxies, 89.44% of the Total Voting Power was represented.

PREVIOUS MINUTES

A motion was made to approve the 2016 Meeting Minutes as written (Masterson/Hummel). The motion passed unanimously.

CHAIRMAN'S ADDRESS

Board Involvement – The Board's involvement and commitment to running the business over the past year has been substantial. We are starting to get back to the Board being the Board and hope to continue down that path.

Board Nominations – It was announced previously that nominations for the 2 Board seats were due by August 15 and there was very little response. We currently have Mark Hillman and Michael Murphy nominated, but nominations are still being entertained as there isn't specific language in the governing documents. Nominations were open and then closed with no additional nominations.

Unit Conditions – This has been an ongoing struggle. There was an annual conditions report completed but not distributed and the White Pass Company has expressed the need for consistency in conditions from their perspective. A sample unit (20) will be available for an example after the meeting. A suggestion was made to form a committee. It was also noted that there is an expectation in the governing documents for the Board to have a program for periodic refurbishment. A recommendation was made for owners to look at other units that rent in the same category. A motion was made (Masterson) to form a committee to address refurbishment for VI rental units and then withdrawn in lieu of the Board forming a similar committee.

Volunteers for the committee include:

- Kurt and Bahyoe Hummel
- Janell Qunell
- Kathy Evans
- Jeff Pruiett
- Margaret Toynbee
- Shirley Schatz

A motion (Murphy/K Evans) was made for the committee of not less than 5 owners to survey unit conditions and report back to the Board in not less than 30 days as to their rentability. The motion passed unanimously.

BUSINESS

Staffing – Larry Donnelly no longer is employed by the VI. The current staffing is adequate for the shoulder season and the Board has already started a search for a Facilities Manager for the winter season.

Financial Report – Copies of the 2016/17 Financial Statements have been emailed to everyone. Hard copies are also available through the Office upon request. Of note:

- We are transitioning away from CLA with the hiring of Elise.
- Housekeeping costs skyrocketed last year for a variety of reasons, but largely because of the classification of some employees that were largely performing other tasks.
- The current reserve is \$103,297. It was asked if there was a current reserve study and there is not one.

Incorporation – The incorporation of the Association has been completed.

Going Digital – The use of LiveRez to manage reservations administratively will continue into the 2017/18 season. We are still not at a point where we can go “live” so the public can make reservations online.

Pool – A report was emailed to everyone. Leaks are currently under control and the electrical has been updated.

Running Camp – Progress continues with the management of the running camp instead of them managing us. Bilateral discussions have been ongoing. The Board encouraged owners to be open to participation over the next 3 years (a Survey Monkey will be sent out). The final agreement will be available in advance.

Room Lock Replacement – Currently there is no tracking of keys that are issued or go missing and several locks aren’t working well. Information has been gathered on electronic locks. Pros and cons about electronic locks and a full re-key were discussed.

Heater Replacements – 6 of the original heaters failed last year resulting in an inspection of all the heaters in the complex. Several heaters have already been replaced and additional ones will need to be over the next year.

Board Elections – A motion was made (C Masterson/C Schutt) for the current nominees (Mark Hillman and Michael Murphy) to fill the 2 vacant seats. The motion passed unanimously.

The Meeting was Adjourned at 3:32 PM