



WPVI Association-Board of Directors Quarterly Meeting Minutes

Attendance: Attendees included Board Members-Laura Attaway, Hans Breivik, Kathy Evans, Michael Murphy, Patty Pruiett. Also in attendance: Bob Close, former Chairman.

Call to Order: A meeting of the White Pass Village Inn Board of Directors was called to order at White Pass Village Inn Nordic Yurt at 3:23 pm on 09/15/18.

Approval of Minutes:

In an effort to clear up historical minutes that had not been approved to date:

1. A motion was made and seconded to approve the June 8, 2017 Board of Directors meeting minutes (Murphy/Attaway). Vote: all members abstained; no one on the current Board of Directors was part of the Board of Directors at the time, so there was no first-hand knowledge as to the content to ensure accuracy; however, we will post these minutes on the website as a DRAFT for informational purposes as they are most likely a reasonably accurate account.
2. A motion was made, seconded, and passed to approve the September 30, 2017 Board of Directors Meeting Minutes (Murphy/Attaway); Vote: For: 1; Against: 0; Abstain: 4 (The 4 abstaining members were not a part of the Board at the time the meeting occurred, so they lacked first hand knowledge as to the accuracy of the content).

In addition, a motion was made, seconded, and passed (MSP) to approve the May 19, 2018 Board of Directors Meeting minutes (Evans/Attaway/Vote: 3 for, 0 against, 2 abstained) The 2 abstaining current Board members were not Board members as of 5/19/18.

New Business:

Election of Chairman: MSP to elect Michael Murphy (Evans/Pruiett/Unanimous).

Election of Treasurer: A motion was made to elect Patty Pruiett (Evans)-there was no second to the motion; Patty also declined due to being new to the board (but is willing to shadow Treasurer this year for possible future consideration). MSP to elect Erin Simonson (Attaway/Pruiett/Vote: 4 for, 1 against).

Election of Secretary: MSP to elect Laura Attaway (Evans/Breivik/Unanimous).

Discussion:

Rental distributions were made differently this year (as we transitioned away from CLA) by our Treasurer and Accounting Manager based on their interpretation of our current governing documents. A third party independent audit will answer the question as to whether or not this was an appropriate shift; checks and balances will be in place (starting with 2016/17 and 2017/18 fiscal years).

Patty Pruiett is interested in shadowing Elise and Erin (may be interested in future Treasurer role).

Patty will check on current association insurance breadth: questions were raised regarding bonding for employees, E&O for Board, GL Limits, and Fire Limits. She will also find out if we're dealing with an agent or a broker as a broker may be preferable. We also discussed the possibility of going to market for insurance after we learn whether we're dealing with the broker or an agent.

On the topic of insurance for individual owners, Laura received a flyer forwarded from Erin from our current agent (or broker) that may be helpful to owners. She will have it attached it to the next VI Newsletter.

A question was asked about committees. It was determined that we will address questions about committees as part of the Declaration/Bylaws revamp.

The mandatory Forest Service daily availability requirement was discussed. Namely, we need to be prepared by having a defined and fair process in place in the event that the availability requirement needs to be met by reducing owner stays on any given day. Several suggestions were made: 1. It was suggested that an ordered list be randomly generated so every unit owner would have a turn to make their unit available as need arises. 2. Consider seeking volunteers first before going to the randomized list. 3. Let owners know 6 mo. month out when addressing availability needs is imminent. 4. Consider waiting until one week out before requiring an owner to release for public rental. 5. It may be possible to give the selected owner(s) the opportunity to rent their own condo at current rental rates when it is their turn to make their unit available. There will be more discussion about how to fairly meet our Forest Service availability agreement as the future unfolds.

Financial Reports for Association and Rentals,LLC: There was a suggestion that the 2017-18 reports be signed by the preparers.

Laura initiated, shared,, and requested input/feedback on a DRAFT document in order to develop common Board Norms and a shared Board Vision/Mission statement. It will also be shared with Board members electronically for ease of collaboration.

Our current Management Team has been charged with hiring/training for coverage while Elise is on Maternity Leave.

Announcements: N/A

Next Meeting: Tentatively set for Nov. 3 or 4, 2018; location to be determined (Possibly Murphy's office, Federal Way or White Pass).

Adjournment: MSP to close the meeting (Pruiett/Evans/Unanimous). There being no further business, the meeting adjourned at 4:25 pm.

Secretary: Laura Attaway

Chairman: Michael Murphy

Date of Approval: 12-02-18