



WPVI Association-Board of Directors Meeting Minutes

Attendance: Attendees included Board Members-Laura Attaway, Hans Breivik, Kathy Evans, Michael Murphy, Patty Pruiett. Also in attendance: Elise Woodsmith, Accounting and Admin Manager; Adrian Gonzalez, Facilities Manager; Joel Attaway, Facilities Committee Representative.

Call to Order: A meeting of the White Pass Village Inn Board of Directors was called to order at White Pass Village Inn Unit 131 at 8:15 am on 06-01-19.

Approval of Agenda: MSP to approve the agenda as written (Evans/Pruiett; Unanimous).

Approval of Minutes: MSP to approve the 05-04-19 minutes (Attaway/Breivik; Unanimous).

Old Business:

Budget Finalization:

1. The proposed Association and Rental Budgets were closely analyzed and adjusted. The end result was a 21% decrease in the Owners' Operating Budget Assessment compared to 2018-19. A major reduction in the insurance item has not been finalized and could change.
2. The 2019-20 budget includes increases for Management Salaries and funds to allow Management to increase hourly rates over the course of the year for hourly employees.
3. A coordinated effort over the past month between our Management, Board, and Facilities Committee identified specific priorities for 2019-20 Facilities Projects. Joel Attaway, representing Facilities Committee, was present to ask and answer questions and provide clarity about previously researched and/or planned projects yet to be completed. Identified projects will be accomplished using two funding sources, the existing Reserve Account (approximate current balance of \$95k) to be replenished by a Reserve Assessment (\$75,000) for projects identified by the Reserve Study and a Special Assessment (\$22,200) for projects that fall outside the scope of the Reserve Study. The projected costs of the

Reserve Study projects is approximately \$72k for a net increase to the Reserve Account of \$3k. A few other items fall under the Association Building Maintenance and Supplies line item or are Research/Plan items. Additionally, Hans Breivik agreed to join the Facilities Committee as the Board Liaison.

4. An experimental project to keep key winter staff employed so as to have them available for next winter is included in the budget. It is based on said staff being able to complete productive work on existing deferred maintenance. It will be evaluated next spring as to success.
5. Use of staff for misc. owner projects is to be discouraged due to the full workload of staff on deferred maintenance. Owners will be instructed to find their own contractors if they want to be assured things would be done before next winter.

Facilities Projects--Details

Green highlighted items are funded through the Reserve Assessment.

Blue highlighted items are funded through the Special Assessment.

Other items are funded through Building Maintenance and Supplies (Association line item) or are Research/Plan Items.

Pool leak detection--2018-19 budget
Pool leak fix--2018-19 budget
Refurbish Unit Deck Furniture - 30 chairs, 12 tables
Refurbish/replace 21 south decks and 17 south deck benches
Refurbish/replace 1 north bench, 7 north decks siding and add horse mat to 7 first floor hallways and decks
Raise 21 ski lockers
Refurbish and add horse mat to 8 south hallway stairways from lawn to first floor
Refurbish and add horse mat to 8 north stairways from parking lot to first floor
Pool Fence Trim and Paint
Paint all 8 first floor hallways
Paint ground floor property trim where needed
Repair/replace/relocate fire hydrants
Construct 17 south side deck panels to replace tar paper
Install proper signage on propane tank
Develop and install proper "how to" info sheets for pool pump, generator, fire equipment
Replace missing exterior lights
South facing balcony edge refurbishment
Hallway door hydraulic hinges - FC Research/Plan/Install 1 test door
Old Window replacements - Committee Research
Storage Shed-research/plan/budgeted \$15,000--may cost more or less (yet to be determined)
Replace missing window screens - approximately 7
Highway Monument Signage - Committee repair or replace research

Pool geothermal - Committee Research/Plan
Refurbish Damaged Siding near pool heater vent & building E/W faces - Research/Plan/Install
Pool sand filter - Research/Plan/Install
Pool Fence and Pool Deck refurbishment - Research/Plan

New Business:

The Board considered and approved a proposal made by Laura Attaway to:

- Increase Directors Fund from \$200 per year to \$575 (last adjusted prior to 2003).
- Create a new line item in the budget for Officer Salaries of \$780 per year for Chairman, Secretary, and Treasurer.
- Create a new line item in the budget for a Board Discretionary Fund of \$3,000 to fund future recognition and appreciation for “above and beyond” dedication, productivity, and/or work product by Management, Support Staff, and/or Association Members.

In addition, a small Special Assessment was approved to provide retroactive recognition for past Officers’ dedicated “above and beyond” service to our organization during the immediate transition following Dale’s retirement (\$550 each to Mark Hillman, Don Schut, and Erin Simonson). Their work on behalf of the Association and Rental Company at that time was necessary, challenging, and time consuming, and we want them to ski a few laps with the knowledge that their efforts were and still are appreciated.

MSP to approve the Annual Operating Budget of the Association, Rental Budget, Special Assessments, and Reserve Assessment as written and signed (Evans/Breivik; Unanimous).

Agenda items not addressed: In the interest of time, accounting oversight and Declaration revisions were not addressed and will be added to a future meeting agenda.

Announcements: We will agree on the annual meeting date and notify owners asap.

Next Meeting: to be determined (probably second week of July).

Adjournment: MSP to close the meeting (Evans/Breivik; Unanimous). There being no further business, the meeting adjourned at 12:53 pm.

Secretary: Laura Attaway

Date of Approval: October 26, 2019

Chairman: Michael Murphy