

Minutes of a Special Meeting of the Board of the White Pass Village Inn Association

A special electronic meeting was called by Michael B. Murphy on this date October 8, 2018 for the purposes of Amending the Bylaws and allowing the Relocation of the Load Center in Unit #1032 to a Flush Mount Exterior Location.

The Board in previous discussions had drafted the required system to assure compliance as to the availability of rental units to the public required by our Forest Service permit.

The Board in previous discussions had decided to address the request by the owners of Unit 1032 for the relocation of the Electrical Load Center to a flush mount Load Center accessed from the exterior hall. The new location to be approximately 180 degrees from the current location with the exterior access secured from the public and made to blend in with the existing wall treatments in the corridor. Keys to the load center will be provided by the owner to the White Pass Village Inn facilities staff.

Two motions were made and approved:

1. The first motion: Effective immediately, implement the system described herein through a bylaw amendment of Section 5 of the Bylaws. This Amendment shall append the existing Section 5. The existing language in Section 5 shall now be known as Section 5A. Section 5 shall be appended with Section 5B; the language the new Section 5B is below:

[NEW] Section 5B 1. Pursuant to Section 22 of Second Amended Declaration of A Horizontal Property Regime for White Pass Village this Bylaw is implemented to create the system described therein. 2. There is no exemption from this process for Owner Units. 3. Owners are required to provide Staff with their Owner Reserve Dates six months in advance. 4. If a unit is not reserved by the Owner six months in advance, it will be deemed available. 5. Staff will closely monitor our reservation system to determine potential Out of Compliance Days (OCD). 6. When an OCD is detected (which will generally be six months in advance), Staff will send out an "All Call" email requesting for volunteers to release their units to bring the complex into compliance with the Forest Service (FS) Availability requirements. 7. If the OCD is not rectified within 15 Days of the All Call, the Mandatory System will be implemented. 8. If an OCD exists or because of subsequent owner use reoccurs 45 days before the date, Staff will again "All Call" for volunteers to release their unit(s). 9. If the OCD continues, the Mandatory System will be implemented. 10. Mandatory System: a. Onetime Creation of the Random List: i. Immediately after Board approval of the system all non-association owned units will be randomized on a spreadsheet. ii. All units by number, including the owner's name will be put on separate tags and placed into a vessel. iii. Tags will be

drawn one at a time with the resulting unit placed on a sequential list. iv. If during the creation of the random list of units, owners with multiple units have their units drawn in succession, the second unit drawn will be placed back in the lottery and the draw will continue. If at the end of the draw, the last two units drawn create a sequential succession for a two unit owner, all the tags will be placed back into the vessel except the last unit drawn (call it X). One more unit (call it Y) will be drawn. Unit Y will take the last place on the list. Unit X will take the place on the list previously occupied by Unit Y. b. When an OCD occurs, the unit(s) on top of the list will be notified they are in the Mandatory Public Availability Pool (MPAP) and any owner reservation of any kind (friends, family, etc) will be canceled to make the unit available to the public. This will be reflected in the reservation system. c. Nothing herein shall prevent a unit owner, as a member of the general public and the rights of the general public from renting any unit at full rental rates and subject to all charges and conditions as the general public. d. If the unit(s) on top in the sequential use of the list are already available or rented by the general public their MPAP shall be deemed fulfilled and staff will go down the list until they find enough owner reserved units to bring the Association into compliance. e. If more than one unit is needed, the staff will proceed sequentially down the list until the OCD is rectified. f. The owner cannot rebook the unit as an owner reserved unit, if doing so would cause an OCD for the day(s) in question. g. The owner can rebook the unit on the identified OCD as long as doing so does not recreate the OCD. h. It is the Owner's responsibility to monitor the reservation system and make inquiries of staff to see if the OCD has cleared and they might be able to owner reserve the unit. i. Once the unit has been in the OCD compliance pool, they will not go back into mandatory compliance until all units below them in the random sequence have been mandatory units. j. If the unit goes into MPAP which has been rectified by other means on the MPAP day, the unit will be considered have served their MPAP requirement even if the owner uses the unit. k. Any unit that has been on a "conditions hold" and thus out of the availability pool, once off conditions hold, will be required to go to the top of the list and will stay there until such time that it serves number of OCDs which occurred while they were on conditions hold. Once the unit serves those OCDs it will return to its randomized place on the list. l. Staff will report to the board owner's attempts to circumvent this policy resulting in disparate treatment of owners not circumventing these rules. The Board will decide an appropriate response including but not limited to moving the offenders to the top of the list for up to 5 OCD occurrences and full payment of retail rent for the days into the general rental pool. m. Staff will maintain the list and make it available to Owners at the office. Staff may also publish the list on the owner portal on the association website (Attaway/Evans;Unanimous)

2. A second motion was made and approved to honor the request by the owners of Unit 1032 for the relocation of the Electrical Load Center to a flush mount Load Center

accessed from the exterior hall. The new location to be approximately 180 degrees from the current location with the exterior access secured from the public and made to blend in with the existing wall treatments in the corridor. Keys to the load center will be provided by the owner to the White Pass Village Inn facilities staff.

(Evans/Breivik;Unanimous)

There being no other business to come before the Board a motion to adjourn was made and approved (Breivik/Pruett;Unanimous).

Secretary: Laura Attaway

Chairman: Michael B. Murphy

Date of Approval: October 26, 2019