



WHITE PASS VILLAGE INN ASSOCIATION ANNUAL MEETING MINUTES

October 26, 2019

Location: White Pass Day Lodge/White Pass Nordic Yurt

11:00 Social Hour (lodge); 12:00 Lunch (lodge); 1:00 Meeting (yurt)

CALL TO ORDER: Board Chairman, Michael Murphy, called the meeting to order at 1:02 PM.

APPROVAL OF THE AGENDA:

MSP to approve the agenda as modified--added Kevin McCarthy, White Pass Ski Area to address the group (Masterson/Breivik; Unanimous).

ESTABLISHMENT OF QUORUM:

- 74.54% of ownership was represented for attendance purposes (in person and by proxy).
- 62.26% of ownership was represented for voting purposes (in person and by proxy)..

APPROVAL OF MINUTES:

MSP to forgo reading of the 2018 Annual Meeting Minutes (Masterson/Breivik;Unanimous).

MSP to approve the 2018 Annual Meeting Minutes as written (Knight/ Evans; Unanimous).

CHAIRMAN'S ADDRESS (Michael Murphy)

- Accomplishments
 - Audit
 - Reserve Study
 - Fire Hydrants
 - South Decks
 - Pool Leak Fixed
 - North Decks and Halls
 - 14 Units upgraded/refurbished
 - AED purchased
 - Donnelly - small claims - work in progress
 - Decs and Bylaws – update on process to date and next steps

- Painting
- Siding Repair
- Vendor Contracts - work in progress-indemnity form
- Employee Reviews - work in progress
- Insurance Renewal
- Insurance Inspections - Liability and Property
- Unit Availability - All Call releases via volunteerism successful to date resulting in USFS Compliance
- Propane - Electronic Monitoring System installed, Supply pricing has been negotiated

BUSINESS:

Alternate Insurance Proposal--Gerry McGree, Payne West

Gerry presented an alternative type of Property insurance for the ownership to consider.

Key points:

- This type of insurance is commonly used in apartment complexes and homeowner associations.
- It is a different risk pool that has a 250 million dollar max. If the entire pool became depleted within the year and we had a claim, we would get \$0.
- The risk is dispersed and does not include high risk territories.
- Gerry is not aware of any entity maxing out the max In these types of policies.
- This is “non-admitted” ie. not under insurance State Commissioner’s direction (not uncommon in the insurance world).
- RT Specialties works with Amalgamated and is the pool administrator--long time relationship--both are successful companies.
- The cost would be about \$37,000 (significantly less than our current policy).
- Liability is a separate policy entirely.

Next steps:

- Ownership was encouraged to forward any further questions to Murphy.
- Gerry will find answers to several questions posed by the ownership group and report back to Murphy.

No strong opinions were expressed when the ownership was asked if anyone had strong opposition to the Board moving forward with considering this option.

Kevin McCarthy - White Pass Company

- Industry is strong, White Pass is strong. Forest Service is struggling, understaffed, and forward movement is stalled behind the scenes.

- Additions to High Camp and 2-Story Base Area Ticketing/Rentals in the works--"Plaza" area 10,000 squ. ft. where current ticketing booth is.
- Nice to see stability - Management Team - Adrian and Elise.
- X-country Addition--a new building is a possibility.
Status--slow progress.
- White Pass Village Inn Permit Renewal is separate from Ski Area. When to start renewal process discussion--could start as early as this year through Kevin at White Pass Company.
- Forest Service Availability-keep using the system in place.
- Upgrades to units are good, but 20% of property out of rental pool during the winter was not. Plan well in advance for remodel projects as getting contractors to WP is difficult. Tough construction season.

Management Model - Michael Murphy

- Current Model - Day to Day management, concerted effort. Growing pains from small family operation to busier ski area.
- Slave Labor – Board is playing a significant role as Business Manager. Board members are donating full-time hours and ownership is seeing the benefit as a freebie.
- Need to Change - Upcoming adjustment for the next fiscal year's budgets may include an additional management position: salaried and/or other compensation model.

Declarations and Bylaws

Next steps: Meet with Counsel--Questions to be answered / Final revisions / Share drafts w/ ownership / Possible special meeting to approve.

Treasurer's Report

Circulated report.

Opportunity to ask questions: No questions were posed.

Committee Reports

- Architectural/Unit Conditions (Kathy Evans) Committee is involved in the remodeling processes and yearly unit inspections. Several window replacements are on the agenda. Request was made for owners to be in contact with committee if and when unit changes are being planned. Kathy stressed the ideal of keeping a consistent building exterior aesthetic.

- Facilities/Pool (Joel Attaway): Routine has been re-established!
Behind-the-scenes, the recent reserve study is guiding processes and updates. Pool updates are on the agenda.
- Website (Joel Attaway): LiveRez and Owner Websites are working well. Structural website backups are on the agenda. Public presentation is laudable. More work to be coordinated in the area of CRM and Marketing using our email list.

Management Team Reports

- Elise-Annual Financial Report / Annual Highlights
 - Rental business up year over year and is a viable Vacation Rental entity. VI continues to need 19 units available daily for USFS public availability compliance. Management will explore options to get more summer business, where opportunity for growth is evident.
 - Ownership saw a benefit this year of a 21% reduction in HOA dues + average of 6% growth in rentals net profit margin.
 - For the 2020 Winter season there will be 6 returning full-time staff. Benefits include reduced housekeeping times / projects accomplished.

Goals-- technology

Housekeeping and accounting -- all in-house

Audit-- to continue annually

Reserve Study-- to be updated annually

- Adrian-Facilities Update

Working to cultivate year-round, stable, staff.
Starting interviews for 4 more housekeepers tomorrow
Trying to coordinate "Job Share" with Ski Area to accommodate more Full Time hours for staff.
One new position--am snow removal for heavy need days / start earlier in am
Facilities--started at the ground floor; working our way up. Removable South decks framework to be completed before season.
Area by building 1 to be clear of debris.
Ski lockers need a unified lock system and doors need refurbishment or replacement.
Pool Security--White Pass Employees want to use pool. A suggestion was made to review the current Hot Pool Policy. Current policy states that "Key White Pass Employees" may use. The current policy is the policy to follow unless/until an update is made by the Board.

Unit 12 for 24 Swap Proposal (Derek LaFramboise)

- Basic Concept and History was explained (Mark Hillman, Kathy Evans, Micheal Murphy).
- Tax Implications will need consideration.
- There are Pros/Cons.
- Discussion: Several owners expressed opinions and asked questions. A survey of the ownership was suggested as a next step to continue to gauge consensus for or against (include proposal details; explain/determine the big picture of our needs).

OTHER BUSINESS

Unit 12: needs more updating (Kristi Wolgamot)

Board Nominations

- From Email Solicitation - No volunteers.
- Floor Nominations -
MSP to nominate Laura Attaway (D. Schut/C. Masterson;Unanimous).
MSP to nominate Michael Murphy (K.Evans/C. Masterson;Unanimous).
MSP to close nominations (M.Hillman/C. Masterson;Unanimous).

Board Elections

MSP to elect the slate, Michael Murphy and Laura Attaway (C.Masterson/M.Hillman; Unanimous).

ADJOURNMENT

MSP to adjourn the Annual Meeting (Evans/Murphy; Unanimous). There being no further business, the meeting was adjourned at 4:06 PM.

Secretary: Laura Attaway

Chairman: Michael Murphy

Approval Date: 10-4-2020