

White Pass Village Inn

Board of Directors Zoom meeting

November 17, 2021

1. Call to Order: Michael Murphy called the meeting to order at 12:06 PM
2. Roll Call: Michael Murphy, Kristina Hillman, John Rennie, Erin Simonson, Ken Evans, Hans Breivik (secretary for first part of meeting)
3. Approval of agenda: Michael Murphy proposed that the agenda be modified to have the agenda approved prior to election of officers. Erin Simonson made a motion to modify agenda to have the approval of the agenda prior to the election. John Rennie seconded the motion. The motion carried and approved by consent. No dissenting votes.
4. Election of officers: Michael Murphy resigned his position as chairman for the purpose of voting on the nominations. Hans Breivik did the nominations. Chairman: John Rennie nominated Michael Murphy and Ken Evans nominated Kristina Hillman for chairman. Discussion on nominations. Call for the vote: three votes for Kristina Hillman and two votes for Michael Murphy. Secretary: Erin Simonson nominated Ken Evans. It was a unanimous yes vote for Ken. Treasurer: Ken Evans nominated John Rennie. It was a unanimous yes vote for John. Hans Breivik turned the meeting over to Kristina Hillman and signed off Zoom.
5. Chairman: Kristina Hillman
Secretary: Ken Evans
Treasurer: John Rennie
Directors: Michael Murphy, Erin Simonson
6. Approval of minutes
Unanimous yes vote for approval of minutes
 - September 20, 2021
 - October 20, 2021
7. Management report – Adrian Gonzalez

Business – Hired seasonal staff and conducting training. Ready for the ski season.

Facilities

 - Fire Marshal inspection: Inspection went well and fire marshal impressed with the facility.
 - Purchased propane for pool.
 - White Pass Co. assisted with diesel during recent long power outage.
 - Keys: There is a special box in the office for owner keys. This includes keys for door, ski locker and any inside cabinets. Owners may keep their keys or return to office on check-out. There is a separate rack holding keys for rentals.
 - Running camp 2022: Question from Erin Simonson in regards to contract for 2022 summer running camp. Adrian will report back to board.

- Handrails: Handrails are being made for the ground floor ski locker decks. The handrails will be the same as on the second and third floor decks. Installation expected by ski season.

8. Treasurer report – John Rennie

- CPA is working on three years of audits. Discussion by board on completing the audits. John Rennie reported that the CPA is very busy, but hope to have audits completed as soon as possible.
- Reserve account: Needs to be a separate checking account. John is working on this.
- Michael Murphy declines continued signing authority on demand accounts.

9. Old business

- Property conditions and maintenance
 1. Projects status – Complete (report from Adrian)
 2. Reserve study – Pending and Kristina is following up
 3. Detailed conditions survey – Vendor declined estimate for additional work
- Declaration and Bylaws

The “WRITTEN CONSENT TO AMENDED AND RESTATED DECLARATION AND BYLAWS FOR PASS VILLAGE INN ASSOCIATION” is due by December 15, 2021.

Discussion of board taking a position on approving the proposed new Declarations and Bylaws. John Rennie made a motion that the board take a position on approving the Declarations and Bylaws. Ken Evans seconded the motion. Kristina Hillman, as chairman, did not vote. Motion passed by a 3–1 vote.

The Village Inn board of directors (3-1 vote) recommend approval of new Declarations and Bylaws.

- Internet – No action at this time
- Water damage involving units 32 and 132 – No discussion

10. New business

- Board election results: Ken Evans proposed that any owner should be able to request the percent candidates received in an election. These numbers have, at times, been in previous minutes. Erin Simonson made a motion to grant an owner request for the percentage each candidate received in an election for board of directors. Ken Evans seconded the motion. John Rennie had left the meeting; Michael Murphy, as a candidate, abstained; Kristina Hillman, as chairman, did not vote. Motion carried with two yes votes.
- Next board meeting: Date to be determined.

11. Adjournment

- Ken Evans made a motion to adjourn at 2:33 PM. Unanimous yes vote.

Signed - Ken Evans, Secretary

Approved – 2/23/22