

White Pass Village Inn
Board of Directors Zoom meeting
June 23, 2022

1. Call to order: Kristina Hillman, Chairman, called the meeting to order at 4:03 P.M.
2. Roll Call: Kristina Hillman, Erin Simonson, Michael Murphy, Ken Evans, John Rennie
All directors present.
3. Ken made a motion and seconded by Michael Murphy to approve the agenda. Vote to Approve the June 23, 2022 agenda was unanimous.
4. Erin Simonson made a motion and seconded by Ken Evans to approve the minutes of the Jun 1, 2022 Board of Directors Zoom meeting. Vote to approve was unanimous.
5. Old Business
 - A. Financial update
 1. Budget Ratification Meeting – Discussion on need for owner communication on future project planning, using Reserve Study as basis. Kristina and Murph will support Adrian in owning this.
 2. New CPAs (Gina Oppliger and Ron Stark) are working on prior year taxes. Engagement letter in progress. Future scope of work to be determined based on completion of necessary taxes.
 - B. Governing Documents – Ken gave a brief overview of issues concerning the Restated Declaration/Bylaws. The Board will have a work session on June 30, 8:00. The purpose of the work session is to review and possibly edit the documents. Eventually, revised documents will be sent to owners for review before taking another vote.
 - C. Project Plan – Kristina gave an update on projects. Estimates in progress with vendors for paint/siding maintenance, 2nd/3rd floor decking, pool fence. Further discussion on the monument sign – we have an estimate by Talbot, work would happen in tandem with replacement of White Pass sign. Kristina will send out the proposed sign image.
 - D. Rental pricing strategy – Kristina had a meeting with Adrian and Kathy Evans. Making progress on rental rates and there will be another meeting on June 28.
6. New Business
 - A. Remodel Policy & Procedures
 1. Current policy feedback – Discussion on Remodel Agreement and Remodel Policy. We will continue with existing policy. Adrian to add procedures such as seasonality, work hours, etc.
 2. Remodel request: Unit #133. Michael Murphy made a motion and seconded by Ken Evans to approve #133 remodel request contingent on being in compliance

with Remodel Policy & Indemnification Agreement. Vote to approve was unanimous.

B. Annual Meeting Date & Director Elections

1. Possible dates are October 8 or 15. Check these and other possible dates in regards to rental activity and Ski Patrol refresher course.
2. Ken will be responsible for the election of Directors.

C. Association Owned Property

1. Discussion on Association owned condominium #12. A decision was not made in regards to the future strategy for this unit. Remodeling is necessary in order to be up to rental standard and/or employee housing.

D. Management Agreement

1. Discussion on Management Agreement and Housing Agreement. Ken and Kristina will bring something back to the Board on this.

7. Next Board of Directors Zoom meeting is September 21, 2022

8. Ken made a motion and seconded by John to adjourn meeting. Vote to adjourn was unanimous. Meeting adjourned at 6:18 P.M.

Minutes signed by Ken Evans, Secretary

Approved by the Board of Directors, June 30, 2022