

White Pass Village Inn
Board of Directors Zoom meeting – 6:00 P.M.
April 12, 2023

1. Call to order: Michael Murphy, Chairman, called the meeting to order at 6:00 P.M.
2. Roll Call: Board members present – Michael Murphy, Hans Breivik, Ken Evans, Phil Mahre, Mark Masterson. Kristina Hillman, Treasurer, Adrian Gonzalez, Manager (left meeting at 6:20). Owners – Kristi and Todd Wolgamot.
3. Approval of agenda: Ken Evans made a motion, seconded by Nark Masterson, to approve the agenda. Vote to approve the April 12, 2023 agenda was unanimous.
4. Approval of minutes: Ken Evans made a motion, seconded by Mark Masterson, to approve minutes for the March 8, 2023 Board of Directors meeting. Vote to approve the minutes was unanimous.
5. Facilities report – Adrian Gonzalez
 - Staff evaluations
 - Snow blower maintenance
 - Time-off
 - No frozen pipes or other issues from extreme cold conditions in March
 - Pool cover problems – looking for alternatives
 - Pool poaching has been a problem. Emphasize need to control it.
6. Treasurer’s report – Kristina Hillman
 - Taxes filed in March for tax years ending 2020 and 2021.
 - Review White Pass Village Inn Association financial statement: July 2022 - March 2023.
 - Accounting office will be doing all payroll functions for the Village Inn.
 - Working on finding a new audit CPA.
7. Budget cycle.
 - Washington Uniform Common Interest Ownership Act (RCW 64.90.525)
Budgets – Assessments – Special assessments.
 - Association Budget Approval and Ratification Process and Timeline (2023).
 - Rental budget to be considered concurrently with Association Budget.
 - Budget surplus, if it exists at FYE, return or rolled into Reserve discussed. Outcome TBD.
 - Mark Masterson made a motion, seconded by Hans Breivik, to adopt the 2023 timeline, including rental budget. Vote to approve timeline was unanimous.
8. New business
 - Projects for 2023 – Hans Breivik is developing a proposed project list.
 - Review Reserve Assessment. Owner assessment for 2023/2024 will be evaluated at the budget meeting.
9. Old business
 - Water damage update – Bids have been received from two general contractors and will be submitted to insurance company.

- Unit 12 update - Expenses match scope of work. Refund of \$2,519.88 is due. Unit 12 is generating income through nightly rentals and helps meet Forest Service requirements for public rental.
- Business/Accounting manager hiring – In progress
- Treasurer compensation - \$3,750 per month, December 1, 2022 – July 31, 2023

10. Owner comments

- Discussion on timeline for refurbishing owner condo

11. Board executive session

12. Next Board of Directors Zoom meeting: May 10, 2023, 6:00 P.M.

13. Adjourn meeting: Ken Evans made a motion, seconded by Hans Breivik, to adjourn meeting. Vote to adjourn meeting was unanimous. Meeting adjourned at 8:15 P.M.

Minutes signed by Ken Evans, Secretary

Approved by the Board of Directors on May 10, 2023