

White Pass Village Inn  
Board of Directors Zoom meeting  
July 12, 2023

1. Call to order: Michael Murphy, Chairman, 6:00 P.M.
2. Roll Call: Board members present – Michael Murphy, Phil Mahre, Hans Breivik, Mark Masterson, Ken Evans. Kristina Hillman - Treasurer, present. Adrian Gonzalez - Manager, present (left meeting at 6:22 P.M.).
3. Approval of agenda: Ken Evans made a motion, seconded by Hans Breivik, to approve the agenda. Vote to approve the July 12, 2023 agenda was unanimous.
4. Approval of minutes: Ken Evans made a motion, seconded by Mark Masterson, to approve the minutes for the June 14, 2023 Board of Directors meeting. Vote to approve the minutes was unanimous.
5. Approval of minutes: Ken Evans made a motion, seconded by Hans Breivik, to approve the minutes for the July 1, 2023 Board of Directors meeting. Vote to approve the minutes was unanimous.
6. Facilities report – Adrian Gonzalez
  - Pool – discussion on resurfacing pool. Hans Breivik made a motion , seconded by Mark Masterson, to accept estimate from Ruben’s Pool Plastering for pool prep, plaster and waterline tile in the amount of \$24,975.00. Vote to approve motion was unanimous.
  - Pool cover rail has been repaired.
  - Water shut-off valves for each building need to be inspected for leaks, etc.
7. Treasurer’s report – Kristina Hillman
  - Working on year-end rental distribution and owner assessment information.
  - Rental budget to be reviewed at August 9, 2023 Board meeting.
8. Old business
  - Hans Breivik made a motion, seconded by Phil Mahre, to enter contract agreement with Ondex to remove and replace ground floor stairs and decks at a cost of \$75,000. Vote to approve motion was unanimous by the four Directors voting. Michael Murphy recused himself from discussion and voting due to a conflict of interest turning the chairmanship of the meeting to the Secretary. Ken Evans assumed the role of chair for the vote. Murphy reassumed the Chair after the vote.
  - Enter contract agreement with Burke Plumbing for units 3 and 10 to change out copper with PEX.
  - Enter contract agreement with Suburban Electric to clean up wiring in units 3, 10 and 112.
  - Discussion on sites for posting Manager position.
  - Management Agreement – Need to write a new, updated agreement as the existing Agreement was premised on the Pattison Manager model, not the current model.
  - Continue with monthly compensation for Kristina Hillman, Treasurer, after July 31, 2023.

9. New business

- Annual Owners Meeting at White Pass. Sunday, October 15, 2023, 12:00 P.M.
- Remodel request: Unit 1021. Hans Breivik made a motion, seconded by Mark Masterson, to approve the remodel request contingent on being in compliance with Remodel Policy & Indemnification Agreement. Vote to approve remodel was unanimous.
- Discussion and agreement to sign the engagement letter with SMITH ALLING, P.S., Tacoma, for general business and other legal services. Burleigh to remain counsel to matters of HOA specific matters (Declaration and Bylaws, etc.).

10. Board executive session

11. Next Board of Directors Zoom meeting: August 9, 2023, 6:00 P.M.

12. Adjourn meeting: Ken Evans made a motion, seconded by Mark Masterson, to adjourn meeting. Vote to adjourn meeting was unanimous. Meeting adjourned at 7:56 P.M.

Signed by Ken Evans, Secretary

Approved by the Board of Directors, August 9, 2023