

Snowline Inn Condominium Association
Wednesday, January 25, 2023

In person/Zoom Meeting Minutes

Meeting was called at 3:06 pm on Zoom from Cindyrae's office

Board members present: On Zoom- Megan Williamson- President, Jeff Berkey, Anthony Brown- Treasurer, **In Person:** Stuart McNabb- Secretary

Integra Management present: Cindyrae Mehler, Kayla Hardenbrook

Approval of Minutes:

Meeting Minutes of Board meeting- 08/24/2022, Executive session-08/24/2022, AGM minutes- 10/22/2022

Moved by Anthony Brown, seconded by Jeff Berkey- Carried

Integra Report:

Cindyrae noted that we ended up approximately \$4000 under budget. Our operating account has \$87 570.48, Reserves have \$113 141.62 and the total in the bank is \$200 712.10. Cindyrae discussed three budget items from the account.

1. water leak into unit 227 has been fixed and a charge of \$2306.00 has been paid by the Association.
2. Mt Baker Septic has inspected and repaired our system with the cost of \$3387.00 paid out of budget. May maintenance has been scheduled.
3. Gutter cleaning for a cost of \$1800.00 has been scheduled for next week.

We discussed the budget, questions were asked and answered. Thank you Integra.

General items for discussion

1. **Snow Removal-** Kari Hoss has plowed the lot with Lori shoveling the walkways, building entrance/exits. Integra has been reaching out to Kari for her invoice for work done.
2. **Zipty update-** Anthony has been in contact with representatives concerning our lack of emergency phone service if/when the power goes down. Back up batteries used to be used/maintained to ensure emergency phone

service was available during these regular outages. That does not seem to be the case now. Ziplely recognises the problem but the problem continues. Anthony will continue to pursue a very needed solution.

3. **Short term rentals-** Due to the length of the caretaker discussion in number 1, it was agreed to postpone the discussion until our next meeting on March 1/2023 at 3 pm on Zoom/in person at Integra

4. **Unit Master keys:** Integra has received two quotes from Security Solutions. One for rekeying the entire building for around \$15 000 and one for rekeying all interior locks (units, den, electrical room, etc) for \$6082.00. Both quotes would be using the uncopyable keys and setting up a master key system. The master key system would be controlled by Integra so that we know who has what keys and how many keys are assigned to which residents.

Owners present at the AGM voted in favor of replacing all the interior locks with the more secure system we have used for the exterior locks.

Anthony has agreed to follow up to ensure the quote information we have is up to date and accurate. Once this is done, the owners will be notified regarding time and when they can pick up their new unit keys

Integra has already budgeted the money for this project.

5. **Annual Work Party at Snowline:** We have at present very few dropped off/discarded items in either the work room or the spare storage room in the basement. At our next meeting, we will discuss the need for this annual work party.

Meeting was adjourned at 4:49 pm. Moved to adjourn by Anthony, seconded by Jeff. Carried.

Our next meeting is Wednesday, March 1, 2023 at 3:00 pm on Zoom/in person at Integra office.

Budget Meeting Monday, September 18/2023 at 3 pm at the Integra office.

Owners AGM Saturday, October 22, 2023 @ 10 am in the Den at Snowline.

Respectfully submitted by
Stuart McNabb, secretary of the Board



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