

Snowline Inn Condominium Association
Wednesday, April 17, 2023 – Meeting by ZOOM
Board Meeting Minutes

Meeting called to order by Megan Williamson at 3:10 pm via ZOOM.

Board members present: Megan Williamson- President, Anthony Brown – Secretary, with Jeff Berkey- Treasurer joining the Zoom meeting a short time after it started. Also in attendance was Kristy Zeidner [Unit 114].

Integra Management: Cindyrae Mehler. Integra was requested to take the Minutes.

Approval of Minutes: 03-01-23 Board Meeting Minutes. Motion by Anthony Brown to approve the 03-01-23 Board Meeting Minutes; 2nd by Megan Williamson; and, passed.

Appointment of new Board Member: Following board discussion the past few weeks in finding a new Board Member to fill one of the vacated positions on the Board, Motion was made by Megan Williamson to appoint Kristy Zeidner to serve on the Board until the next Annual General Meeting; 2nd by Anthony Brown; and, passed.

Officer Positions: By unanimous agreement of the Board, it was determined that Megan Williamson would continue to serve as Board President; Anthony Brown would serve as Board Secretary; Jeff Berkey would serve as Board Treasurer; and, Kristy Zeidner would serve as Director-at-Large. WELCOME to the Board Kristy!

Integra Report:

Financials through 03-31-23 were presented reflecting:

Operating Account	\$ 97,176.45
Reserves	<u>\$ 113,141.62</u>
Total Bank.....	\$ 210,318.07

Maintenance completed since last Board Meeting: Ballast lights have failed in storage area – purchase & replace new as per Lori; Unit 122 [out of state owner] had her maintenance working in the unit, power was blown, M&M Construction called out to correct & assist. Parts being replaced by her maintenance had failed/melted – M&M troubleshoot the problem, purchased new thermostat and installed – all working correctly now [back bill to Unit 122]; Unit 103/102 repair water damage from failed copper water line break in wall [assoc expense]; Leak in basement noted by Jeff, M&M onsite to trace source- leak from Unit 128-226 failed toilet component, connect with unit owner, parts and repair [owner expense].

General Business:

1. Janitorial/light maintenance around complex update: Megan & Anthony continue to look for potential janitorial person. Tabled - Board continues to work to locate a person or a company to do the work.
2. Attorney draft documents re: establishing Rules/Criteria for short term rentals in complex: Board determined this topic will be held for discussion as an Agenda Item at next Owner Annual General Meeting.
3. Rules & Regulations update / Master Keys: Board determined this topic will be held for discussion as an Agenda Item at next Owner Annual General Meeting.
4. Spring/summer property clean-up: Board determined no spring clean up is required this year and decided this is a project that may be scheduled for every-other year.
5. Adjacent Campground – sold again: Anthony advises he understands the campground is being sold again. At this time he has no other information to share on the pending sale.
6. Community Connectivity Outreach Program: Anthony advises he received from Todd Shuh a community excel spreadsheet providing information on Glacier communities [size, board members, contact information, management contact]. Anthony will be providing information to Todd Shuh to be included on the spreadsheet specific to Snowline.
7. Parking lot/driveway potholes: Jeff notes that once again following our winter months we have some sizeable potholes. Following discussion, Jeff & Megan are contacting a local vendor with a dumptruck to have a load of 58 crushed gravel brought in to fill the potholes. Integra noted they have a maintenance worker who could come up to assist with filling the potholes if needed.
8. 2023 Capital Project: The 2023 Budget and the Reserve Study notes an inspection of the exterior stairs and the decks should be done this year [structural integrity/rot repairs needed]. Following discussion, the Board determined to request M&M Construction to look at these areas and to provide a report of their findings for review by the Board. Anthony notes on Unit 201 the railing is loose. This will be noted and corrected.

Next Board Meeting date: Wednesday, June 21, 2023 at 3:00 pm by ZOOM.

REMINDERS:

Budget Meeting date - Monday, September 18, 2023 at 3:00 pm

Owner's AGM date: Saturday, October 21, 2023 @ 10:00 am – Shuksan Den

There being no further items for discussion, the meeting was adjourned at 4:15 pm.

Respectfully submitted,

Cindyrae Mehler
Integra Management