

# Snowline Inn Condominium Association

## Board Meeting Minutes via ZOOM Wednesday, June 21, 2023 at 3:00 pm

Call to order at 3:06 pm by President Megan Williamson. \*\* Roll Call \*\*

In attendance: Megan Williamson – President, Anthony Brown – Secretary, Jeff Berkey - Treasurer. And Kristy Zeidner – Director at Large.

Integra Management: Cindyrae Mehler.  
Also in attendance: Kyle Scott [Unit 213]

### Approval of Minutes:

- 04-17-23 Board Meeting Minutes. Motion to approve by Kristy Zeidner; 2<sup>nd</sup> by Anthony; and, passed.

### Appointment of new Board Member Kyle Scott to fill open board vacancy left by past Board Secretary Stuart McNabb – to serve until the next Annual General Meeting.

Motion by Anthony to appoint Kyle Scott to the Board to fill the open board position until the next AGM; 2<sup>nd</sup> by Jeff Berkey; and, passed. Following discussion, and by unanimous agreement of the Board, Kyle agreed to serve as Vice President.

### INTEGRA Report:

Financials through 05-31-23

Operating Account	\$ 112,237.84
Reserves	<u>\$ 113,141.62</u>
Total Bank.....	\$ 225,379.46

Maintenance completed since last Board Meeting:

Jason Triplett of Triple T Painting is serving as the light on-site maintenance man, janitorial, pressure washing, painting at this time. All FSS testing is completed and all repairs have been completed, including required 5-yr wet/dry head testing, and exterior pinhole leak repair on exterior of building above unit 112 which required a lift to be brought in. Environmental Pest completed perimeter annual exterior ant treatment to the building. M&M Construction call-out for report of leak in basement below units 122/ 124/ 222/ 224. Plumber will be coming up to further investigate source in pipes and correct. Full exterior inspection of decks and stairways was completed and finding provided to Board. Board will review and determine scheduling of rot repairs, etc. Lien recorded against Unit 202. Sale of Unit 105 completed with 2-master keys lost. This was a rental unit managed by Mount Baker Rentals/Lodging. \$5,000 collected payable to Snowline at closing for failure to produce master keys.

### General Business:

1. Janitorial/Maintenance around complex: Jason Triplett of Triple T Painting is serving as light onsite maintenance personnel, janitorial, pressure washing, painting, and other detail duties as requested by Board.
2. 2023 Capital Project – exterior inspection of stairs and decks by M&M Construction. Board determination on how to proceed. Ask M&M to place this on their schedule for the repairs. Board will decide whom will be doing the painting following repair work.
3. Building master keys. The board plans to place this is an action discussion item with unit owners at the Annual General Meeting to receive input from unit owners.

4. Rules & Regulations: Discussion on updating the R&R's. Kristy Zeidner offered to work on proposed changes and will prepare a draft update for the Board to review. Integra will provide her a Word Copy to work from in updating the R&R's.
5. Internet/phone access when the power is out. Anthony Brown continues to work on this and keep in touch with local information available. Nothing new to report at this time.
6. New trailer park owners and their verbal offer to Anthony Brown to build a new septic system in a completely different location; and, their verbal offer to permanently deed land to Snowline Inn Condominium for the proposed new septic system to sit on.
7. Short term rentals - All discussion on this topic tabled until the Owner's AGM.
8. On-site caretaker role - Board continues to look at options. Discussion tabled at this time. Basic Janitorial and light maintenance work is being taken care of weekly by a contract vendor.

The Budget Meeting Date had been scheduled for September 18, 2023 at 3:00 pm, however, due to Tess Allison of Integra being scheduled for surgery a new Budget Meeting Date needs to be set.

Following discussion, the Budget Meeting will be scheduled via ZOOM for MONDAY, AUGUST 21, 2023 at 3:00 pm. Integra will set up the ZOOM log-in for the meeting.

**REMINDER TO SAVE THE DATE:**

**Owner's AGM date: Saturday, October 21, 2023 @ 10:00 am – Shuksan Den with pizza and pop at Chair 9 following the meeting.**

There being no further items for discussion, the meeting was adjourned at 4:31 pm.

Respectfully submitted,

*Cindyrae Mehler*  
Integra Management