

# Snowline Board Minutes

## 2023 AGM Minutes

Saturday, October 14/2023

**Board members present:** Kyle Scott- acting President, Kristy Zeidner- member at large, Jeff Berkey- Treasurer

**Integra present-** Cindyrae Mehler, Kayla Hardenbrook

1. **Roll Call-** Meeting called at 10:10. A quorum was declared with 20 units represented in person (9), by proxy or by absentee ballot.
2. **Approval of the 2022 Minutes-** The 2022 AGM minutes were included in the AGM package sent to all owners. All present unanimously approved the 2022 AGM minutes . All ballots received were also approved in the minutes. Moved by Lori Holmes, Seconded by Eric Kouvolo. Carried
3. **President's Report-** Your AGM package, sent to all owners included Megan Williamson Letter/Report
4. **Treasurer Report** - Cindyrae Mehler, INTEGRA Management, advised that through 09-30-23 financials we are running under budget in expenses by \$14,495.92, reflecting we were without an employee/ janitorial for a good part of the year. The Board recently hired Jackson Garner for janitorial and light maintenance duties, and he has been a wonderful asset.
5. **Vote on the Budget/Assessment (dues increase)**  
The proposed 2024 Budget was reviewed and following discussion, motion was made by Erik Kouvolo to approve the 2024 Budget as presented; Seconded by Mary Charrow. Carried.
6. **Vote to waive the 2023 year audit-** Following discussion it was determined that as the Association is under 50-units and is not required by law to have a formal audit, is managed by an outside Licensed Real Estate Professional Property Management Company and that Integra is subject to random audits by the Washington Real Estate Commission [last audited in June 2023]. Motion was made by Nancy McNabb to waive the 2023 Audit; Seconded by Mary Ann Monty. Carried.

7. **Election of Board Members**-Two members of the 2023 Board, Lori Holmes and Stuart McNabb, elected at the fall 2022 AGM, resigned from the Board at the beginning of their terms. Two unit owners, Kristy Zeidner and Kyle Scott, were appointed by the Board to fill these Board vacancies until the 2023 AGM. Prior to the AGM today, Megan Williamson and Anthony Brown both resigned from the Board. As a result there were significant discussions which took place to clarify how to proceed.
  - a. Kristy Zeidner, Kyle Scott and Jeff Berkey agreed to let their names stand and serve on the Board for the open 2-year term positions.
  - b. Troy Brown, Grant Bowen and Stuart McNabb agreed to put their names forward to serve for 1-year term positions. [This will initially increase the Board number to 6-unit owners.] Motion was made by Jeff Berkey to accept the six nominees: Kristy Zeidner, Kyle Scott, Jeff Berkey, Troy Brown, Grant Bowen and Stuart McNabb as members of the Board; Seconded by Mary Charrow. Carried.
8. **Old Business** -none discussed.
9. **New Business**- Several items were discussed
  - a. **Interior rekeying of the building**- Same system used several years ago on the entry doors would be utilized as the keys cannot be copied/are non-duplicable. One owner suggested looking into other types of interior locks, which will be considered by the Board. Security Solutions in Bellingham will be approached for suggestions on the type of secure door locks to be used, to do the install and to provide a quote for Board approval. The Board will establish the method for distribution of new owner keys, with more information to follow as it becomes available to all owners.

This project will probably take place in the spring after the busy ski season.
  - b. **Placement of large rocks around the perimeter of the septic field** area will be discussed prior to next year's AGM.
  - c. **Re-grading of the parking lot** will be discussed prior to next year's AGM.
  - d. **Trailer Park**- No new information was available regarding the sale of the trailer park located beside Snowline.

- e. **Short term rentals** were discussed. Lori Holms, who was the past lead Board member that met with attorney Greg Thulin together with Meghan and Cindyrae, explained that our insurance costs are higher due to having overnight rentals. Cleaning costs and wear and tear on the building are greater due to these rentals. Cindyrae noted that when an association has overnight rentals it poses a significant problem to seek any competitive insurance quotes as overnight rentals are considered a liability with premiums being significantly higher. According to the lawyer, eliminating short term rentals would require a change in the Declaration and as it is a change in use, would require 100% approval to pass. Other change(s) could be addressed such as imposing an additional use fee on overnight/ short term rentals. Lori noted she would be willing to provide assistance to the Board if the Board wants to pursue this item. Discussion was held with the suggestion that a Survey Form be prepared and sent to all Unit Owners to include: Is your unit a primary home; a 2<sup>nd</sup> home; a long-term rental [30-days or greater]; or, a short-term rental [over-night rental]. More information will be provided if and when it becomes available.
- f. **Snowline Caretaker**- A hard working young fellow, Jackson Garner, has been hired recently by the Board. He serves as a janitor/light building maintenance employee. He routinely works Mondays and Fridays for approximately 15 hours each week. Welcome to Snowline, Jackson.
- g. Mary Ann Monty [Unit 226/128] wanted clarification as to why the chimney servicing their unit was not being covered by the Board. Jeff Berkey responded the Board had met on this issue, this is the only unit in the association with a chimney servicing only unit 226/128, and the unit owner would be responsible for maintenance of the special chimney. No other units in the association receive any benefit of a chimney.
- h. Scott Denhard [Unit 214] notes that now that the building has been re-roofed, he is asking the Board to have maintenance paint the ceiling of his unit in the living room that has water discoloration spots from past leaks. He advised there is no drywall damage, it just needs to be painted. The Board will review his request.

- i. **Snowline Website-** Discussion was had on establishing a Snowline dedicated website. All in attendance were in favor of moving forward with the website.
- j. **Electric Vehicle Charging-** Several visitor vehicles have been plugging in their electric vehicles by running extension cords into the exterior plug or up into the unit using a long extension cord. Owners are advised to inform their tenants this is not acceptable. Mt Baker Lodging will be informed to make this information known to its clients. Owners are advised to post in their rental units that this is not acceptable and could result in part or all of their deposit being retained to pay for the fine the Board will levy the owner of the unit.  
The Board will be working on updating the Rules & Regulations with appropriate consequences for non-compliance.
- k. **Parking lot Snow removal-** The Board is looking for a contractor with a plow to keep our lot clear. If anyone is aware of a contractor please provide Integra with a name and number or let a Board Member know so the option may be looked into. As is always the case, finding a contractor up in the Glacier area is a problem.
- l. **Minutes and other relevant information** will once again be sent to the owners on their emails. Please ensure that Integra has your correct email address.
- m. **Chain of Communication** If owners have questions/concerns regarding Snowline or their unit at Snowline, please direct your email, text or phone call to Integra. Integra is our management company and are the most informed/qualified to answer your questions/concerns. When Integra receives a question/concern from an owner, they will contact all the Board members to advise them of the issue and how they feel we should proceed. Contacting individual Board members is not the way to go.

10. **Adjournment Meeting** was adjourned at 12:27

Minutes respectfully submitted,  
Stuart McNabb

As is customary, those owners available went to Chair 9 for a bite to eat and a refreshment.

**Next year's AGM Saturday, October 19, 2024 at 10 am in the Den.**

**Special note to all owners at Snowline**

**The Board communicates information to the owners using the group email. Please be sure that Integra has your correct email address and your correct phone number.**