



**ANNUAL HOME OWNERS MEETING
MINUTES**

FEBRUARY 20 2022_

15:00 hours

OWNERS CLUB ROOM

FINAL DRAFT

CALL TO ORDER: The meeting was called to order at 15:00 by Marty Gilchrist, president

CONFIRM QUORUM: A quorum of the home owners was confirmed by Marty Gilchrist, President. Board members present were Klaus Huschke, Jackie Meredith, Kris Pereira, Jade Smith (Resort Services Director for Schweitzer), and. Tom Curtiss, Property Manager, was present.

OLD BUSINESS:

1. Approval of the 13 February 2021 Annual HOA Meeting Minutes: A motion was made to approve the minutes. The motion was seconded. There was no discussion, changes or corrections to the minutes. The motion is approved by general consensus.
2. Review of 2021
 - 2.1. President's report - Marty Gilchrist: Access to parking will be a challenge again this Summer as the new addition construction is starting in April. Parking garage A will be closed. Parking garage B will be first come first serve.
 - 2.2. Homeowner Jill, commented if power and water is shut off for more than a day that we be notified.
 - 2.3. Electrical and water etc. have been upgraded by the new addition at no cost to us.
 - 2.4. Marty thanked the board for volunteering their time and especially to Tom Curtis for going above and beyond the scope required for his service.
 - 2.5. 5 Needles update: Marty has been meeting with Lance Badger on a regular basis all year to review the CC&R's and Declarant responsibility. A Memorandum of Understanding document was created with Lance. We wanted to make sure we are on the same page through out this whole process. Legally add the description of the property and spa remodel project. This ties up some of the legal boundaries such as parking.
 - 2.6. We have hired our own Attorney, Toby McGlauglin to seek clarity. Our current CC&R's and Declarant is how we will proceed. 51 Unit building adding 26 more units. The apportionment system is still the same. One meter divided into square footage equally.
 - 2.7. Financial Report:
 - 2.7.1. Profit and Loss: Overall we ended up with only an \$1,800.00 net loss. We spent \$8,000.00 on elevator service and upgrades. Retiling of spas. Utilities came in right where we predicted.

Credit of \$700.00 coming in to pay for gas usage in Garage Level A from construction.
Electricity credit of \$500.00 coming in from Schweitzer to cover boiler usage.

- 2.7.2. Capital Reserves: Schweitzer has agreed to remove reception desk area in our lobby. SMA will pay association 15K. Money will be used to pay off additional legal fees and to Tom Curtis stipend.
- 2.7.3. Maintenance delay is due to waiting on some key elements such as carpeting, painting, sconces due to piggybacking it in with 5 Needles addition to tie everything in altogether.
- 2.7.4. Balance Sheet: Board would like to sweep cash in bank each month into cash in savings -maintenance reserves account. Total cash on hand is \$254K. We are fortunate our WP Owners pay their HOA dues on time.

NEW BUSINESS:

- 1. Building update: Spa/Terrace needs updating. Spa's are 22 years old. Outdated equipment and parts. Need to upgrade and repair spa at a minimum. Trying to save money at the same time as construction project of 5 Needles addition, logistically can't store supplies and equipment. Commodities not available to have by next Spring. Original plan was to have a solid retaining wall in place for spa area. What was used was residential garden grade landscaping blocks.
- 2. Lance has agreed to contribute \$260K for spa/terrace project. We now have time to pre-plan. Get finances together and order necessary materials. Board will propose to Homeowners two plans for vote.
- 3. Plan 1 will be to fix the necessary problems such as a portion of retaining wall, replace all equipment and tubs. This bandaid plan would last 7-10 years.
- 4. Plan 2 would be to replace retaining wall and do it correctly. Expand terrace area by 50%. Adding 3 new larger tubs. Include a fireplace seating area.
- 5. We would like to invite homeowners to a special meeting with a presentation on these plans to vote on the project. Target would be to start by April of 2023 if we can meet this deadline.
- 6. Board of Directors Elections: Klaus and Jacqueline are up for re-election. Acclamations 100% yes vote.
 - 6.1. No one else volunteered, motion passed unanimously.
- 7. Additional items before the membership: Questions from the membership:
- 8. Who is best person to address Intermax if in the rental pool? Matt Hoffman.
- 9. Were both elevators serviced and upgraded? Yes.
- 10. Flashing on beams up to code due to wear and tear from weather? Tom will look into this and get back to Brian O'dell from Unit #304.
- 11. Will new addition use existing elevators? Yes.
- 12. Windows were supposed to be cleaned last Fall? Due to construction site in front of White Pines, Cleaners couldn't get access to Windows to clean and by November it was too late. Eventually this will get done.
- 13. Patio doors in some units are not closing correctly? Doors may need new gaskets at owners expense.
- 14. Jill is requesting the board to solve dryer vent issue. Lint accumulates on her balcony. Board agreed to look into this matter. Vent can't be rerouted. Tom committed to Jill to clean lint vent area more often.
- 15. Homeowners received Water rights notification, do they need to follow up? Can be ignored.
- 16. Security issue. A theft occurred in WP unit. Security investigated entrance by key card had only been used by VRBO renters. Owner had 16 key cards out for use. Board will rewrite Policy on Card Keys for VRBO units. Marty and Tom will meet with Matt Hoffman to find the best solution.

17. Tom Chassie report on Schweitzer update:

17.1 Challenges with parking. We did create 150 new parking spaces at the Fire Station Lot. Rebranding effort in place. New Signage on roadway. New uniforms.

17.2 ICON passes have been a good partnership nationally. New Season passes. Individual passes renewable online. Online pick up boxes outside. 14,000 pass holders this year.

17.3 Mid Mountain area below chair 2 will be created. Phase 1 will take place this Summer to grade in the road. Phase 2 will be to eventually run a chair and day lodge for Day Skiers.

17.4 Humbird opened and is doing well. New Yurt on the Saddle is also doing well.

17.5 Landscaping will start on May 15. Hardscape will hopefully be done by August.

17.6 Goal for Gateway parking lot would be to have a conference center and banquet facilities. Projection is 5-7 years out after completion of Mid Mountain lot.

17.7 Glamping area up by Sky house and possibly Outback area is a future project.

17.8 Lakeview lot pavement improvement hopefully done in 2024. Entry way to lodge will change.

18. Adjournment: A motion to adjourn was made by Dave. This was seconded by Gavin. There was no discussion. The vote to adjourn was unanimous. The motion passes.

SCHWEITZER MOUNTAIN RESORT UPDATES:

Respectfully submitted by,

Jacqueline Meredith
White Pine Lodge Board Secretary