



**ANNUAL HOME OWNERS MEETING  
MINUTES  
MARCH 18, 2023  
16:00 hours  
SELKIRK MEETING LODGE MEETING ROOM  
DRAFT**

**CALL TO ORDER:** The meeting was called to order at 4:00 pm by Marty Gilchrist, president

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

**OLD BUSINESS:**

1. Approval of the February 18, 2022 Annual HOA Meeting Minutes: A motion was made to approve the minutes by Kevin Glynn. The motion was seconded by Rob Sorensen. There was no discussion, changes or corrections to the minutes. The motion is approved by general consensus.
2. Review of 2022
  - 2.1. President's report - Marty Gilchrist: Marty started the meeting thanking Linda Sakai and Gavin Young for their strong work maintaining and updating our White Pines Website. Also, special thanks to all the hours and hard work Tom Curtis has put in beyond the scope of his job to keep things in order for the White Pines. In addition, thanking the board for volunteering their time in the many meetings we attend. Special thanks to Lydig Construction for stepping up to the plate and helping us out as an association. They have saved us Ten's of Thousands of Dollars. Marty had a moment of silence to honor Matt Hoffman and encouraged everyone to donate to his family.
  - 2.2. Carbon Monoxide issue this year. It has been fully delineated and fully understood and corrected. A big thanks to Tom Curtiss for saving lives that day.
  - 2.3. The 5 Needles extension has taken many dedicated hours by Tom to make sure we are represented through out this process.
  - 2.4. Storm water issue as a result of the pavers in front of our building caused leaks into Garage level A and B. It took several attempts to get this repaired.
  - 2.5. Very significant structural issue with the Column on SW corner as a result of 5 Needles addition. Lydig came in and scraped down the rust from water damage to have the column repaired. They brought in engineers to test the thickness and strength. This did effect some decks and we will be in negotiations regarding this as it is a common area.

- 2.6. We have had serious issues with our Elevators this year. One was shut down for months due to parts and shipping. We have since had it repaired, however, within the next five years we will have to replace this structure.
- 2.7. Maintenance contract with Schweitzer has been addressed. The Schweitzer management team has gone thru tremendous growth and have struggled with employment. We worked very hard with the management team to get on the same page with the scope of work. We are not sure going forward how this looks. We made need to address this later on.
- 2.8. Parking lot to A Garage will be closed for some period of time right when the season closes until early Summer. Please park in B garage, first come bases. Try to stay away from elevators as owners will be moving in to new addition all Summer long.
- 2.9. Every single parking lot is issued to an owner. There are no extra spots in our garage. The fine is \$1,000.00 if you violate a parking spot. We have new signage to address this.
- 2.10. Financial Report:
  - 2.10.1. Profit and Loss: Variance of 73K loss is due to Elevators repair, parts and Labor. We will eventually need to add a new mod to our Capx budget of 150K. We also had landscape maintenance variance that was part of our painting project. We had to put in a stanchion for the lift. The contractor required us to build up the road behind our building for the pad to put the lift on to paint the back of building. Fireplace in every unit was inspected for CO leak. Each unit had a CO detector installed. This bill was paid in advance. The board has decided to cover the cost and not bill each owner separately. Another loss was due to the Front doors repaired and painted. This was expensed out which all came to the 73K loss Variance.
  - 2.10.2. The gas expense was over budget but this will come back to us in the next quarter as a credit.
  - 2.10.3. Balance Sheet: The association cash flows fairly well. Everyone pays on time. Total equity at 271K. At the end of quarter we will move some cash over to reserves.
  - 2.10.4. Paula, unit 406 had a question about land line in units. Tom answered that you can remove it if not needed.
  - 2.10.5. Mike Thayer asked a question about cash reserve being invested into a higher percentage rate. Tom Curtiss thinks this is a great idea and we should definitely follow up on this. Could bring us another \$500 - \$1,000.00 each year. Tom will get back to Mike in an Email.

## NEW BUSINESS:

1. 2023 Budget Review including Reserve Discussion
  - 1.1 Tom stated that dues will remain the same. Expenses have increased however, with 26 new units, this will contribute to the dues.
2. 2023 Property/Building Update:
3. We will be heating Level B entrance. We can work off of our boiler. Just need to add tubing. Already have the gas line.
4. Gourmandi needs some roof work repair.
5. Front doors have been repaired but will need to eventually be replaced. May have to go to Commercial doors. Mike Thayer suggested Mike Aageson to make custom doors. Aageson Custom Doors.
6. Spa Terrace project has been delayed due to 5 Needles addition not yet completed. We are moving to hold a special meeting for the association in July to vote on options A,B, or C. We are hoping to have all our

- proposals on our website by early July from Bernard Wills and Lydig. In August the board will hold a special meeting to review the assessment. If the vote passes, we will expect the assessment due in October.
7. Mike Thayer suggested we conduct a survey for the homeowners to give the board everyone's input. The board agreed to set up a committee to conduct this survey to the owners.
  8. Randy explained that regardless of adding spas, the wall and mechanics have to be replaced before we can update the terrace. This part alone could come at a cost of a million dollars.
  9. Marty made a motion for Randy Haddock, Mike Thayer, Rob Sorensen and Tom Tierney to form a Spa/Terrace Survey committee. Laurie Glynn seconded the motion. Roger asked about the timeline for the survey. Marty explained we have already had the Spa/Terrace engineered. The survey needs to be completed in the next 30 days.
  10. Tom Tierney units 507 & 508 asked about elevation aesthetics. Could we replace the stucco with panels to match the new addition? Randy answered back with we need to get the functional things done first such as spas, and elevators first. Marty explained we do have a Capx study that we can look at where we can add the panels for updating our building. It will really add value to our building.
  11. Shelley from unit 209 inquired about washer & dryers. Floor 2 appliances may need to be replace.
  12. Lance Badger gave an update on 5 Needles. Closing units to new owners will be starting in May. Contracting will begin on new walkways from outside of Pucci's around the new addition as soon as snow melts. Then Landscaping will begin. Garage A should be open again by the end of June.
  13. Mike Thayer had a question about parking spaces in A garage. Marty explained the extra spots have always been assigned to the second phase of White Pines addition as per our CC&R's.
  14. Rob Sorensen asked Lance about Access door from stairwell in new addition coming out of the new Ski Locker. As of now you can't enter the building from ski locker. Is there a way our Unity key system could let us into the building from these access doors to Stairwells? Tom Curtiss thinks we can have this set up thru our Unity key system. This would also mean less usage for our elevators.
  15. Question was asked about the access to Garage A using two garage doors to enter. Lance answered that they will be removing the second garage door. Marty mentioned we will store the door and parts for future use if needed for repairs.
  16. John Calhoun spoke about new projects. Crystal Springs road will have 23 new ski in and out home sites named Crystal Springs. The second project is named The Ascent Smart Studios. This will be 33 or 36 units. We have over 30 reservations at this time. They plan on breaking ground later this Summer after the new bridge is put in by Gateway Lot.
  17. Lance mentioned another project on Snow Plow road to complete that section of road for 11 new lots.
  18. Commercial Update: Jade stated that last year was a record year. We should meet this expectation again for this season. Season passes lighter than expected, 700 Season passes sold this year. Day ticket sales up. Season passes on sale now for next season. Malware attack was a huge set back. 90% of system is back up and continuing to finish cleaning up the system. Starting May 15, bridge to Gateway Lot will be torn down and replaced by the Highway District. Musical Chairs lift is being replaced. New high speed quad chair will be in its place. New bridge to the new lot will be put in. 25% of new lot should be able for use. A new skier bridge will also be put in to ski to the new chair.
  19. Board of Directors Elections:
    - 19.1 Marty thanked Klaus for his 12 years of service on the board. Charlie Burke will replace his position. Charlie is a full time resident and will be a great asset to have on the board. Roger Bosley made a motion to accept the slate. Kevin Glynn seconded the motion. The vote is unanimous.
  18. Adjournment: A motion to adjourn was made by Kevin Glynn. This was seconded by Tom Tierney. There was no discussion. The vote to adjourn was unanimous. The motion passes.

SCHWEITZER MOUNTAIN RESORT UPDATES:

Respectfully submitted by,

Jacqueline Meredith Sorensen

White Pine Lodge Board Secretary