

Snowline Inn Condominium Association
Special Board Meeting Minutes
Wednesday, March 18, 2026, at 11:00 am // ZOOM

Open Q&A from Audience:

No owners were in attendance via Zoom.

Board President Troy Brown called the meeting to order at 11:00am.

Roll call/ Quorum

Board Members present: Troy Brown - President, Kyle Scott - Vice President, Rick Read – Secretary and Krisy Zeidner – Director at Large.

Absent: Jeff Berkey - Treasurer

INTEGRA Management: Cindyrae Mehler and Kayla Hardenbrook

General Business:

1. Fire Suppression System – The Board has been advised the old fire panel / FSS system has reached end of life per Security Solutions the control panel is imminent to failure with no components to repair as this is an outdated system. Bids were received from Security Solutions, Guardian Security, and Pye Barker Fire & Safety. Troy Brown has been working closely with all three companies along with the Fire Marshall to ensure the Board is taking the proper steps / making the correct decision in replacement. Following Board Discussion on replacement of FSS system, motion was made by Troy Brown to accept Guardian Security’s estimate for a full retrofit FSS system in the amount of \$49,682.62 and to move the FSS monitoring from Security Solutions to Guardian Security; 2nd by Rick Read; and, passed unanimously. Troy will contact Guardian Security to advise they have been selected and rewarded the bid and obtain a contract for monitoring services.

*Following the Board Meeting, Board Treasurer - Jeff Berkey, emailed his vote reflecting approval/agreement with the full retrofit FSS system to be installed by Guardian Security, and for the FSS monitoring to be moved from Security Solutions to Guardian Security.

2. Cindyrae from Integra notified the Board the current janitor – Phia Swartz is going to be attending nursing school out of state and has stepped down from the janitor duties. Phia has found a replacement for the janitor position who is well known by the Board. The Board unanimously approved Blaine Limberg will take over the janitor duties along with landscaping where needed, and fill various potholes throughout the driveway and parking lot. Troy Brown has brought in another truck load of gravel and has been in communication with Phia and Blaine to fill the potholes. Troy has also communicated to the adjacent trailer park that they may utilize some gravel as well for pothole filling.

Adjournment:

By unanimous decision of the Board with no further items for discussion the meeting was adjourned at 11:38 am.

Minutes respectfully submitted,

Kayla Hardenbrook
INTEGRA Management