

# **Snowline Inn Condominium Association**

## **ANNUAL GENERAL MEETING MINUTES**

**Saturday, October 18, 2025, at 10:00 am**

**Held at: Shuksan Den**

**QUORUM:** Establishment of quorum with 19-unit owners in attendance either in person, by Absentee Ballot, or by Proxy.

The meeting was called to order by Troy Brown, President at 10:10 am with a WELCOME to all unit owners in attendance.

**Roll call of Officers and INTRODUCTION of Board Members:** Troy Brown (President); Kyle Scott (Vice- President); and, Jeff Berkey (Treasurer).

**Absent:** Kristy Zeidner (Director).

**INTEGRA Management:** Cindyrae Mehler, and Kayla Hardenbrook.

**1. Approval of Minutes** of the 10-26-24 Annual General Meeting.

Motion to approve made by Jim Schmidt [Unit: 126]; 2<sup>nd</sup> by Patrick Rigby [Unit: 215]; and, all approved by Absentee Ballot.

**2. President's Report (Troy Brown):**

Troy Brown referred to his Presidents Letter that was provided in the 2025 AGM Packet reflecting the items that have been completed throughout the year with a few extra items noted. Troy advises the hallway painting will be moved to next year, carpet replacement will take place in the next few years as the carpet is in great condition, the parking lot regrading will be moved to next spring, and Troy advises he is working with he campground to determine who will regrade the main driveway next year.

**3. Treasurer's Report [ Troy Brown]:**

Troy Brown provided an overview of financials for the past year and presented the proposed 2026 Budget [no dues increase / no Special Assessment]. Following Q&A and discussion, all Ballots were turned in and a tally of the votes was completed. The 2026 Budget passed unanimously with 19-Yes votes received. The 2026 Budget as presented was ratified. Motion made by Jim Schmidt [Unit #126] to waive the 2025 year audit; 2<sup>nd</sup> by Karen Schmidt [Unit #227]; and, passed unanimously.

**4. Election of Board Members with expiring terms:**

President Troy Brown notes there are (4) positions to be filled on the Board of Directors this year. (3) available Board positions are a 2-year term, and (1) available Board position is a 1-year term. Kyle Scott, Jeff Berkey, and Kristy Zeidner agreed to continue to serve on the Board and fulfill the (3) available 2-year term positions. Unit #210 / Heidi Read nominates her husband, Rick Read to serve on the Board. Rick Read accepts the nomination and will serve the 1-year term position.

Motion made by Jim Schmidt [Unit #126] to approve the Board members as presented; 2<sup>nd</sup> by Karen Schmidt [Unit #227] and, passed unanimously.

**Elected Board of Directors****Term Expiration**

➤ Troy Brown	2026
➤ Kyle Scott	2027
➤ Jeff Berkey	2027
➤ Kristy Zeidner	2027
➤ Rick Read	2026

**5. Old Business:**

None.

**6. New Business:**

- **Ziply:** Board President, Troy Brown noted he continues to work with Ziply to be moved up on their list to obtain upgraded services at Snowline.
- **New Custodian:** Troy Brown announced a new custodian has been hired for Snowline in June of 2025, Phia Swart. Phia takes care of the cleaning of all common areas and exterior landscaping. Thank you, Phia, for all of your hard work!
- **Entry Sign:** Troy Brown advises the Snowline entrance sign has recently been sanded and repainted. The Board will look into options for a more weather durable entry sign in the future.
- **Ante Room Clean Out:** A reminder was provided to all owners in attendance of the ante room cleanout on Sunday, October 26<sup>th</sup>, 2025. The Board will go through all items that are left behind to see what can be donated, and all other items will be disposed of offsite. The Board will place a lock on this room and will further discuss at their next scheduled Board Meeting what this room can be utilized for.
- **Exterior / Interior Lighting:** Troy Brown notes he previously met onsite with Lightning Electric regarding some exterior and interior lighting upgrades. Troy is meeting with another electrician based in Glacier seeking a second estimate for comparison and discussion at the next scheduled Board Meeting.

**7. General Business:**

Unit #210 / Heidi Read: Suggests having signage placed in the parking lot and over the exterior outlet located at the front of the building reminding residents to not plug their vehicles into the building. The Board will look into having signage installed.

Unit #215 / Patrick Rigby: Inquired about electric car/UV chargers being installed in the parking lot and the den kitchen being unlocked for owners to use. The Board informed Patrick they will keep an eye out for rebate programs for the UV chargers. Following the AGM, the Board will look at the kitchen and will further discuss the topic of usage at their next Board Meeting.

Unit #119 / Tyler Warne: Informs the Board there is some outside vegetation/weeds by his unit that he would like to have routinely maintained. Additionally requests to have some ferns/plants planted in this area. The Board will bring this area to Phia's attention and ask if this is something she is willing to take on.

Unit #122 / Kyle Holland: Inquired about the amount of lock boxes located at the entrance of the building. Troy Brown informs there is a work order in place to M&M Construction to have a extra rail installed to provide more room for lock boxes. The Board will go through the lock boxes on the rail currently and see if any can be removed to help declutter this area.

REMINDER of 2026 tentative date for the Owner Annual General Meeting:  
Saturday, October 17, 2026, at 10:00 am at the Shuksan Den.

THANK YOU AGAIN from the Board Members to everyone for coming to and participating in the Owner Annual General Meeting.

The Board will meet briefly immediately following the AGM to determine Officer Positions for 2025-2026, confirm Reserve Account Signors, and schedule the next quarterly Board Meeting Date.

There being no further items for discussion, by unanimous agreement of all – the meeting was adjourned by Board President – Troy Brown at 12:00 pm.

Following the AGM, owners who are available went to Chair 9 for a bite to eat and refreshments.

Respectfully submitted,

***Kayla Hardenbrook***  
INTEGRA Management