

MINUTES (APPROVED) OF THE 2006 SNOWLINE COMMUNITY CLUB AGM

DATE: October 21, 2006 12:00 pm

President, Don Larsen called the meeting to order at 12:00 pm

The parliamentarian, Rob Weston was introduced. Don welcomed the members to the 37th AGM of Snowline Community Club. On behalf of the membership, Rob thanked the board and Chuck Soles for all the work they have done over the past year. Rob encouraged the membership to take an active part in the administration of Snowline. Rob also thanked the registration team.

QUORUM ESTABLISHMENT: 44 members are needed to establish a quorum. As of 12:05 pm, 74 members were present, and 46 represented by proxy. Registration will be open until 12:30 pm. Members were issued voting cards at registration.

ANNOUNCEMENTS: Rob addressed the issue of orderly conduct. When asked to speak, please stand, give your name and lot # and keep comments to the issues at hand. If a member wishes to make a motion from the floor, 5 minutes will be allotted to present a motion. If the motion is seconded, 7 minutes will be allotted to present. Comments will be a maximum of 3 minutes. You cannot speak a second time until all parties wishing to speak have spoken. Motion to approve the Agenda as distributed made by E. Fisher, Lot #79, seconded by C. McKinney, Lot #192. Motion carried.

MINUTES: The minutes of October 15, 2005 were presented. Minutes were amended as follows by G. Rosenbluth, Lot #210, seconded by A. Wagner, Lot #116:
Under New Business, #32 insert before item #3 – “In order to do so, Sarich will be required to do”. Minutes were amended and approved.

INTRODUCTION OF CURRENT BOARD MEMBERS:

Don Larsen introduced the current board members:

Don Larsen – President
Chris Mullaney Sundlie (absent) – Past President
Ed MacKinnon – Vice President, Architectural
Joe Crisafulli – Operations, Roads & Grounds
Madelaine Schottko (absent) – Treasurer
Bev Albinet – Secretary
Patrick Eelnurme – Social
Chuck Bucklar – Social

COMMITTEE REPORTS:

President's Report – Don Larsen

- 1) It was a busy year for the board.
- 2) New construction, renovations and repairs were at an all time high.
- 3) Snowline's finances are in good order.
- 4) Thanks to Chuck and his staff, the grounds look excellent.
- 5) At the 2005 AGM the board was asked to look into the following items:
 - 1) Insurance review – had several meetings with the Insurance agent. The agent felt Snowline is more than sufficiently covered. General liability is 3.5 million. Also reviewed the structural/comprehensive coverage – levels were adjusted as recommended.
 - 2) Business use – Current rules & regulations and covenants state no business use with the exception of B&B operating at Lot #180 as approved at 2005 AGM. Snowline's attorney strongly recommended that the rules & regulations and covenants are not changed and remain as is.

- 3) Foreclosures – 4 – of the 4, 3 debts were settled. 1 remains outstanding. As of December 16 if no claim during the redemption period through the previous owner it will revert to Snowline.
- 6) Thanks to Schachts, Lot #23 for starting Snowline in the Adopt A Hwy program. 2 miles of Mt Baker Hwy are covered twice a year, spring and fall.
- 7) A few changes were made to the Snowline website. The membership can send suggestions directly to the website.
- 8) Snowline is participating with Whatcom County in the Foothills Regional Sub Area Group. Thanks to M. Angus, Lot #26 for providing brochures. Examples of items being discussed are better bus service and cell phone service. About 3 weeks ago received notification that Tmobile is putting in 2 more towers. It's coming closer.
- 9) Starting next year a Glacier Community Council will be established. Items being considered are walking/bike path along shoulder of Mt Baker Hwy and adding recycling in Glacier.
- 10) Don thanked the board, social committee, all the volunteers for a great year and Bev for serving as Secretary for seven years.

Architectural – Ed MacKinnon

- 1) 8 new approvals and starts this year.
- 2) Lots in Snowline – 291. 228 have cabins, leaves 63. Of these 7 are unbuildable. 56 potential buildable lots. 17 or 18 defined as buffers leaving 38 – 39 single buildable lots. Ed circulated the plan.
- 3) Newsletters included an article on unsightly conditions. All owners that were sent letters promptly cleaned up their lots. Storage of snowmobiles is permitted November 1st to March 31st, provided they are neatly covered and placed as discreetly as possible on lots in Snowline. Snowmobiles stored must be registered to the lot owner or rental tenant and a maximum of 2 snowmobiles per lot are allowed. Utility, snowmobile and other trailers, ancillary equipment is not permitted, except for snowmobiles stored on their own trailers during the winter season as noted.
- 4) W. Kiss, Lot #200 asked if variances are obtained for tree removals. Ed replied that requests for tree removal are reviewed and approved. There are many variables to consider. An example, Lots 11 & 12. There were a lot of cottonwoods and alders, few furs and hemlocks. Some of the hemlocks had alders growing around them. After the removal of the scrub trees, the lots looked barren.
- 5) M. Schwank, Lot #155. What are reasonable approaches to replanting? Ed replied that the owners of Lots 11 & 12 submitted a landscape plan prior to tree removal.

Social – Patrick Eelnurme and Chuck Bucklar

- 1) On budget.
- 2) The social committee appreciates the volunteer help with setup and cleanup of events.
- 3) Will have a table set up at the potluck for clothing sales. Clothing is also available online at the Snowline website – www.snowlinecommunityclub.com.
- 4) Fishing derby – attended by 40 children. Great event. 19 fish caught. Next year Chuck will stock with “hungry” fish.
- 5) Sports day was a great success. All children participating were given 15 max speed limit shirts.
- 6) Thanks to Don for all his help at the potlucks.
- 7) Xmas Party is November 25th.
- 8) New Year's Party will be advertised better than last year.
- 9) If anyone has suggestions or ideas for social events or any comments – contact anyone from the social committee or leave a message online.
- 10) B Murphy, Lot #141 What are the fishing rules? From stocking to the Fishing Derby 12 & under. After the derby, open fishing – 2 trout limit. There are still tagged fish in the pond. Catch one – it's worth a prize.

Publications – Jeremy Standen

- 1) There were 2 newsletters sent out this year.

- 2) Thanks to Don for the colored newsletters.

Rules & Regulations – Jeremy Standen

- 1) Rules & regulations were revised to incorporate the B&B motion passed at 2005 AGM.
- 2) E Murphy, Lot #141 asked if the new R&R's sent out replaced those in the blue book. Yes only the R&R's were changed..

Roads & Grounds – Joe Crisafulli

- 1) Thanks to Chuck and his staff, everything looks great.
- 2) E. Fisher, Lot #79 asked about the piles of sand in the pond. Joe explained that the pond leaks. Thousands of dollars have been spent in the past. They have had success in dumping sand on leaking areas. The duck issue was raised. Joe replied that it was a control problem. Concerned with disease. There are no plans to restock the ducks.

REGISTRATION: At 12:30 pm registration was declared closed. There were 125 lots represented.

FACILITIES COMMITTEE:

- 1) Ed presented the report on the Clubhouse. Last year the floor was done. From the survey there was no clear direction from the membership. The demographics of Snowline are changing therefore our needs are changing. There are more full time residents and more cabins. Do we leave the clubhouse as is or fix it up or rebuild? Under the current capital plan, \$20,000 is budgeted for 2008 to upgrade the washrooms. \$25,000 is set aside for the roof. The window seals are gone. What is being proposed is a professional assessment to evaluate the status of the clubhouse and to also look at options, ie dismantle, upgrade. Also, anything the board does will not involve a special levy. The committee will be made up of 2 board members and volunteers from the membership. Motion made by E. MacKinnon, Lot #175, seconded by C. McKinney, Lot #192 to form a committee with a mandate to evaluate the condition of the clubhouse, to look at options such as renovation, repair or replacement and that the committee be given a budget of \$20,000. The committee will report to the board and the board will report to the membership at the 2007 AGM.
- 2) Z. Weston. What date does the committee report to the board? At the monthly board meetings 1 or 2 times next year.
- 3) P. Eelnurme, Lot #44. Will there be any repairs done to the clubhouse prior to the 2007 AGM? No.
- 4) P. Dubiensi, Lot #219. Where did the budget of \$20,000 come from? Ed replied that as an Architect, \$20,000 is reasonable.
- 5) C. McKinney, Lot #192. Past and present boards have done a good job of the finances. It is a capital expense and the budget of \$20,000 will be detailed.
- 6) No further discussion. Vote was called. Motion passed unanimously.

ELECTION OF NOMINEES:

- 1) Rob called for nominations from the floor three times. There were no further nominations. Rob declared nominations closed. The 2006/2007 slate was elected by acclamation.

Treasurer's Report – Report by Cliff McKinney on behalf of Madelaine Schottko

2006 Actual vs. Budget

- 1) Projected cash balance of approximately \$267,920 at the end of 2006 compared to a budget of \$204,676.
- 2) Revenues are up due to an increase in fines collected as well as continuing increase in interest income as a result of our investment strategy.
- 3) Operating expenses in 2006 have followed what was budgeted.
- 4) Administration costs have increased this year but have been offset by a decrease in payroll costs.
- 5) Legal costs are over budget due to the foreclosure proceedings, which were finalized in 2005.
- 6) Actual Capital Spending in 2006 was lower than budget primarily as a result of deciding not to do the roof replacement on the Clubhouse this year.

- 7) \$4000 to fence the area above the pond for future enhancement of Snowline was added.

2007 Budget

- 1) Recommending an increase in dues of approx 4.3% for 2007 (\$559 to \$583). The increase is consistent with the year to year CPI increase of 4.3%.
- 2) Overall operating expenses are planned at approx 4.3% over the 2006 actual costs.
- 3) Major capital expense this year is \$20,000 to allow a committee to present a clubhouse design for review at the 2007 AGM.

Motion to accept the Treasurer's report for 2006 and operating and capital budget for 2007 made by C. McKinney, Lot #192, seconded by W. Kiss, Lot #200. All in favor. Motion carried.

OLD BUSINESS:

No old business for discussion.

NEW BUSINESS:

- 1) Jeremy Standen, Lot #35 discussed the Snowline Recycling Center Proposal. In the past the problems associated with recycling were trash mixed in recycle bins, inadequate bin space, messy collection area, yellow jackets, other insects and inordinate work required to deal with these problems. The new proposal will be a locked area, an area that is large enough to accommodate recycling for two weeks, rules posted at the entrance (place material in proper bins, rinse all containers, keep the area clean and if bins are full, do not dispose of or leave recycling in the area). Also required is access to the gasoline storage tank. A gate in the rear of the center will provide access to the storage tank. An electric pump will allow for control at the nozzle. A concrete slab with apron at the front of the center will protect the blacktop from gasoline damage. Cost of the proposed Snowline Recycling Center is \$7,000 - \$12,000. Motion to accept the proposed Recycling Center made by J. Standen, Lot #35, seconded by C. Winjum, Lot #262.
- 2) B. Davis, Lot #28. There are potential savings in compactor changes. Supports proposal.
- 3) E. Murphy, Lot #141. Against proposal. Bugs, rats, raccoons will be attracted. Will require volunteers to clean bins. Huge expense in labor for cleaning costs. Parks pulled out of recycling. Great idea, but it won't work.
- 4) W. Kiss, Lot #200. Recycling is the right thing to do. If the proposal doesn't pass, take your recycling home.
- 5) G. Baker, Lot #228. Where is the access to the gas tank? A gate in the rear of the center provides access.
- 6) A. Wagner, Lot #116. Ana was on the board when recycling was attempted before. It was very sickening. It is an excellent idea, but doesn't work. Snowline did not see garbage costs reduced. Money is required for the center and maintenance of the center. There will also be a change to the landscape. Members must be responsible. Take your recycling home. Against proposal.
- 7) E. Fisher, Lot #79. Thanked Jeremy for his proposal. The cost of \$7,000-\$12,000 is half of the dollars allocated for design of the clubhouse. If volunteers are needed to maintain the center, will volunteer and called on all members to do the same.
- 8) D. Carpenter, Lot #168. Supports proposal. It is time to try again. Views have changed.
- 9) C. McKinney, Lot #192. Thanked Jeremy for his good presentation, but will vote against the proposal. Responsible people will recycle. Chuck and the staff should not be stuck with the cleanup.
- 10) E. Murphy, Lot #141. What are the costs of the bins? If the whole community uses the center, should fill 20-25 toters every two weeks. Will also need 2 cardboard dumpsters. Recycling changes are based on total compacted yards hauled in the compactor, so the less we haul it, the more we save on garbage and the cheaper the recycling is. Extra toters are no charge. Rent on cardboard 2-yds is \$5.00/mth each. Savings estimates are based on approx \$700/mth for garbage in the compactor, would net approx \$150-\$175/mth through recycling. This would be around \$1,800-\$2,100/year if we recycle the typical 33% of our waste.
- 11) J. Crisafulli, Lot #183. Recycling in the past didn't amount to any savings. Don't look at this as a savings measure.

- 12) K. Schacht, Lot #23. Times are changing. There is a responsibility to recycle. Will also volunteer to maintain the center, or supports the hiring of someone to maintain the center. Supports the proposal.
- 13) R. Maulden, Lot #33. What about renters? Large amounts of garbage from renters. Has Mt Baker Lodging been contacted? Jeremy stated you can't enforce recycling. He spoke to Dan from Mt Baker Lodging. His staff will put recyclables in containers if recycling is clean and separated in containers or bags. Dan will include recycling pamphlets in rental papers.
- 14) R. Angus, Lot #26. Full time resident. Currently takes recycling to town. Is Snowwater successful with recycling? Jeremy has spoken to Snowwater. They don't have a compactor, have bins. There is a raccoon problem. Recycling is next to garbage. Estimate 90% comply with proper use of bins.
- 15) W. Kiss, Lot #200. Some developments have cameras in recycling areas. If recyclables are not properly disposed of there are fines.
- 16) D. Larsen, Lot #135. Dan from Mt Baker Lodging favors recycling but owners need to provide the renters with recycling tools. If renters separate recycling, Mt Baker Lodging staff will dispose of it. They will not sort through garbage for recyclables.
- 17) G. Rosenbluth, Lot #210. Is it possible to slowly phase in recycling?
- 18) Allen, Lot #259. Individuals should be responsible for recycling. Thanks to Jeremy for the proposal. Supports proposal.
- 19) R. Maulden, Lot #33. Is the money in the Budget? No. \$7,000 doesn't seem much if it fails. It is worth \$7,000.
- 20) Vote was called. Motion was carried.
- 21) Motion made by D. Wegner, Lot #171, seconded by R. Maulden, Lot #33 for the board to address the problem of English Ivy. English Ivy is a non-native plant. It kills trees. If left, berries form which birds eat. It will spread to our national forest.
- 22) D. Larsen, Lot #135. Have had many discussions about English Ivy. Snowline has been addressing the problem on Snowline property. Whatcom County has declared it a noxious weed. Owners on the most part have controlled English Ivy on their property. There is no law against English Ivy. It is difficult to deal with if it is on private property or if an owner chooses to grow English Ivy.
- 23) G. Rosenbluth, Lot #210. Is there an alternate plant? Yes they are listed in the flyer included in the newsletter and posted around Snowline.
- 24) Schwank, Lot #155. Is there a section on the Snowline website for English Ivy?
- 25) C. Winjum, Lot #262. The board has addressed the problem of English Ivy. They have spoken to owners. Can't see what more the board can do.
- 26) J. Standen, Lot #35. In walks around Snowline, I have seen 21 sites of English Ivy on private lots, 3 on common property, which has been trimmed and 1 site that I'm unsure if private or common. Can't do more than educate members.
- 27) R. Maulden, Lot #33. Is it possible to form a group to speak with owners and help owners to remove English Ivy from their properties?
- 28) Vote was called. Motion was defeated.
- 29) R. Maulden, Lot #33. Issue of English Ivy shouldn't be dropped. Should continue with brochures and education.

CLOSING REMARKS:

Don acknowledged and thanked Chuck Soles. Chuck spent a lot of time training new staff this year. Met with challenges running the grounds. We have challenges ahead – the clubhouse. Don thanked all the members for attending. For anyone who wishes to become involved in Snowline, just notify a board member.

At 2:05 pm Don Larsen moved to adjourn the AGM.

President

Secretary