

**MINUTES OF THE 2007 SNOWLINE COMMUNITY CLUB
ANNUAL GENERAL MEETING (AGM)**

DATE: October 20, 2007 12:00 pm

President, Don Larsen, called the meeting to order at 12:10 pm
Don thanked the members for attending this 38th AGM of Snowline Community Club. The parliamentarian, Rob Weston was introduced.

QUORUM ESTABLISHMENT:

44 members are needed to establish a quorum. As of 12:10 pm, 59 members were present, plus 28 represented by proxy. Registration will be open until 12:30 pm.

ANNOUNCEMENTS:

Rob Weston reminded the members of our AGM practices:

- 1) The AGM is being recorded to assist the Secretary.
- 2) Each member was issued a yellow voting card at registration. When voting be sure to raise it high in the air.
- 3) Robert's Rules of Order are followed and members are reminded to conduct themselves in an courteous manner.
- 4) When asked to speak members must stand, give their name and lot # and keep comments to the issues at hand.
- 5) If a member wishes to make a motion from the floor, 5 minutes will be allotted to present a motion.
- 6) If the motion is seconded, 7 minutes will be allotted to present.
- 7) Comments will be a maximum of 3 minutes.
- 8) You cannot speak a second time until all parties wishing to speak have spoken.

AGENDA:

Motion to approve the Agenda as distributed made by J. Porter, Lot #103, seconded by W. Kiss, Lot #200.
Motion carried.

MINUTES:

The minutes of October 21, 2006 were presented. Motion to approve the minutes by E. Fisher, Lot #79, seconded by E. Goosman, Lot #55. Motion carried.

INTRODUCTION OF CURRENT BOARD MEMBERS:

President Don Larsen introduced the current board members:

Ed MacKinnon – Vice President, Architectural
Joe Crisafulli – Operations, Roads & Grounds
Madelaine Schottko – Treasurer
Jeremy Standen (absent) – Rules & Regulations, Publications
Ana Wagner – Secretary (filling in position vacated by Christie Denholm)
Patrick Eelnurme – Social
Chuck Bucklar – Social

Don Larsen also acknowledged the members who have been active in the Social Committee: Rose Bucklar, Jackie Eelnurme, and Randy and Cathy Winjum; and introduced Cliff McKinney, Snowline's Agent/Bookkeeper.

COMMITTEE REPORTS:

President's Report – Don Larsen

- 1) It was a busy year for the board. The highlights were the recovery from the severe winter storms, evaluation of our clubhouse facility and its use, the recycling center, and the continuation of the creek drainage project.
- 2) For the first year in several there were no foreclosures, and dues and payments are on time. Our community is financially healthy.
- 3) We continue to participate in the Glacier Chamber of Commerce and have provided input to the Foothills Regional Sub Area Plan. Both deal with communities east of Kendall, with a goal of improving the business and recreational health of the communities. For example, they are looking at establishing a walking path from Snowline to Glacier.
- 4) Over 20 members volunteered their time on the Facilities Committee.
- 5) Don thanked the board, social committee, Resident Manager Chuck Soles and staff, and all the volunteers for helping make Snowline a better place.
- 6) On behalf of the membership, Rob thanked the board and Chuck Soles for all the work they have done over the past year.

REMINDER:

Rob reminded everyone that the registration desk will close at 12:30 pm.

Roads & Grounds – Joe Crisafulli

- 1) The grass grows, it was cut. The trees grow, they were trimmed.
- 2) The creek ditching project continues.
- 3) Last winter's storm damage was handled, including the repairs to Tilley's Bridge.
- 4) R. Smith, Lot #105, asked about the leak in the pond. Joe stated that the pond has always, and will always leak. Over the years the board has been directed by the members to spend minimal funds on this issue. Occasionally we add sand to leaky spots.
- 5) K. Schacht, Lot #23, asked about the plans to use carp to control the pond vegetation. Joe confirmed that we plan to do so in the spring.

Architectural – Ed MacKinnon

- 1) One new home building application was approved this year.
- 2) G. Sharp, Lot#125, asked how many lots are left undeveloped. Ed replied that by his estimation there are 55 lots that could be developed, including 17 lots that owners appear to be keeping as buffer lots.

Publications – Don Larsen (for Jeremy Standen)

- 1) Mailings were done for two newsletters and the AGM package.
- 2) There was an additional mailing in September for the survey prepared by the Facilities Committee.¹ Jackie Eelnurme was thanked for the assistance she provided in tabulating and publishing the survey results from over 100 members.
- 3) F. Haslam, Lot #271, inquired whether the results of the survey were published. Don replied that the results will be discussed later in today's meeting.

¹ Correction to report given at the AGM: The survey prepared by the Facilities Committee was mailed to the membership along with the Spring 2007 Newsletter.

COMMITTEE REPORTS (continued):

Rules & Regulations – Don Larsen (for Jeremy Standen)

- 1) The rules for the use of the tennis and sport courts were revised with input from the members.
- 2) R. Bernier, Lot #115 inquired on the status of the B&B. Don advised that all conditions were met and the B&B is operating within guidelines.

Special Projects – Don Larsen (for Jeremy Standen)

- 1) The Recycling Center was completed and is in operation. Use has been overwhelming.
- 2) At last year's AGM the membership voted that up to \$10,000 be spent on this project (not budgeted). The centre was completed for a cost of just over \$8,000.
- 3) Jeremy has been handling all the day-to-day cleanup and monitoring. Volunteers are urgently required, even as little as once a month would be welcomed. Volunteers are to contact Jeremy, or leave a message with Chuck Soles.
- 4) If bins are full members must throw away their recycling in the dumpster.
- 5) Members are reminded that bins contaminated with items that cannot be recycled cause additional charges.
- 6) K. Schacht, Lot #23 reminded members that cardboard needs to be flattened.
- 7) D. Schumaker, Lot #257 suggested that a ladder be provided so that people can jump in the bins to compact them. Don replied that there may be liability/safety considerations.

REGISTRATION:

Rob gave one last registration reminder. At 12:30 pm registration was declared closed. There were 87 lots represented (59 in person and 28 by proxy).

Social – Patrick Eelnurme and Chuck Bucklar

- 1) Forecasting to end the year at \$4,700 of a \$5,000 budget for 5 yearly events: the New Year's party, the Fishing Derby, the Sports Day, Oktoberfest and the Christmas Party.
- 2) Persons interested in purchasing Snowline logo clothing are encouraged to speak to Patrick or Jackie Eelnurme.
- 3) A New Year's party is planned, with children in the boardroom and adults in the main clubhouse area.
- 4) Many of the events are oriented for children. Members who wish to see adult events are encouraged to discuss their ideas with the Social Committee.
- 5) Sports Day included races and prizes for about 30 children. Over 200 people attended the potluck dinner.
- 6) There were 65 children in the Fishing Derby, but only 20 trout were caught.
- 7) The Oktoberfest potluck will be tonight. Volunteers required at 4pm for setup. The pot-luck dinner will be at six. Pumpkins are available outside for those who wish to take them home, decorate them and bring them back for the contest. There will also be a scavenger hunt.
- 8) Don Larsen was thanked for doing an excellent cooking job at all the events.
- 9) A children's Christmas party is planned for November 24, with Santa and gifts. If you are bringing children to this event Patrick or Chuck need to hear by November 10. Volunteers are needed to assist with the crafts.
- 10) C. McKinney, Lot #192 suggested that there be a Softball game against Mt. Baker Rim.

COMMITTEE REPORTS (continued):

Facilities – Ed MacKinnon

- 1) Last year the membership asked the Board to look at the options regarding the clubhouse facilities. Three options were considered:
 1. Renovate the existing clubhouse
 2. Renovate and add to the existing clubhouse
 3. Tear down the existing clubhouse and build a new facility
- 2) A Committee was formed, consisting of about 20 members and Board members.
- 3) Six meetings were held, and communications were sent out to the members in the Spring and the Fall.
- 4) Prior to sending out a survey the committee evaluated the three options and created a list of wishes and potential uses that had come to their awareness. During this time the committee struck-out some ideas, such as a coin laundry or a child care centre.
- 5) The survey was sent out. 101 responses were received, representing 112 lots. Jackie Eelnurme compiled all responses. As part of his report, at this point Ed circulated a limited number of copies of the results. The material circulated is attached to these minutes.
- 6) The responses indicated what people want: a larger hall, internal access to washrooms, better kitchen facilities and a fitness room. In general members want a multi-purpose area.
- 7) The responses indicated that people do not want other specialized rooms such as: computer room, reading room, children's game area.
- 8) Based on these survey results the committee decided to proceed with Option 2: 'renovate and add'. The 'rebuild' option was not chosen since it would have been twice the cost.
- 9) Woods Design was engaged to provide a conceptual design.
- 10) We have to work within constraints, such as: expansion to the west is not possible since the new Whatcom County Ordinance require a setback of 100ft. from our trout-bearing stream; to the east we are limited by the pool; to the north we are limited by the cost of moving the septic system and the playground.
- 11) Therefore the Committee is recommending a roughly 32' x 64' expansion to the south, consisting of a multi-purpose room with vaulted ceiling that could accommodate skylights. The existing building would be renovated to include an entry area, a fitness room, a multi-purpose area, a kitchen, and internal access to the existing washrooms, which were built in the early 70's and are in need of major reconstruction, with one additional WC for women. The existing structure would also be re-roofed.
- 12) Since we are in the planning stage, the drawings mounted around the room today are conceptual drawings, without details. Details will be considered in the next phase.
- 13) The Committee's mandate was to recommend a vision for the future. It now needs approval to move forward past this conceptual stage.
- 14) Ball-park estimates of the cost of this proposal were done with input from Greg Baker and a Bellingham contractor. The estimate consists of:

\$50,000	Washrooms
\$20,000	Kitchen
\$25,000	Re-roof the existing structure
\$180,000	New addition framed, at lockup stage, roofed, not finished inside
<u>\$44,000</u>	Basement in new addition, for storage
\$319,000	Sub-total
\$64,000	20% contingency
<u>\$40,000</u>	Contractor overhead and profit of 10%
\$423,000	Total ball-park estimate based on conceptual stage

plus taxes
- 15) Allowing for the required reserves, it is estimated that Snowline currently has the ability to spend \$263,000 in 2008 on a capital project without applying special levies. Therefore in order to proceed as recommended we would need to defer some work, consider options, and proceed with the renovation and expansion in a phased basis.

- 16) The next steps are to develop an overall Master Plan for going forward; work with a contractor to confirm the prices; get ongoing input from the committee.
- 17) Z. Weston, Lot #117, asked for clarification of the numbers. Ed provided clarification, which is reflected in point #15 of these minutes. Ed also added that if the work spans several years we will have inflation.
- 18) J. Robertson, Lot #154, asked if we expect to discover more requirements or issues, such as Whatcom County seismic issues. Ed replied that details have not been discussed with the county, only with a contractor and others.
- 19) R. Arndt, Lot #101, asked if an estimate was calculated for only renovating the washroom and kitchen and not doing an expansion, which he thinks is unnecessary. He questioned why he was being asked to make a decision on Option 2 without being provided information on the other options. Ed replied that the committee selected one alternative that is being proposed, based on survey results. Later today, we'll decide if we proceed with this Option 2 or not. If the membership wishes another option then they must vote against this one. Don Larsen added that doing a limited renovation (option 1) would cost less, and would be well within our current reserves. If members prefer Option 1 then later today, when asked to vote for Option 2, they need to vote against it. Rob Weston reminded the members that other motions can be moved when we're under debate.
- 20) J. Porter, Lot #103, asked why the extra space is needed. Ed replied that this was based on the survey results and comments.
- 21) J. Porter, Lot #103, asked if after receiving the survey results the committee validated and modified based on their own thoughts. Ed explained that some decisions were made before the survey went out, not after.
- 22) R. Andrew, Lot #308, asked if the committee considered a smaller expansion. Ed replied that yes, they looked at the needs and the cost. Doing a smaller expansion would not allow for the extra use that the survey results called for, and for attendance at pot-lucks dinners.
- 23) F. Haslam, Lot #271, inquired as to the attendance at pot-lucks. Chuck Bucklar indicated that this past year we had two events where people had to overflow outside.
- 24) D. Louth, Lot #47, asked if a breakdown was made between essential and discretionary spending. Ed replied that the \$50,000 for washrooms and \$25,000 for the roof are considered essential, but we should also consider the windows of the existing clubhouse and the boiler room. The committee was focusing on a long-term future plan, not on a one-year plan.
- 25) Jackie Eelnurme commented that the committee researched facilities in other nearby communities as well.
- 26) W. Kiss, Lot #200, asked if we could put some of the work off and do this in stages, and if so, how would we deal with inflation. Ed commented that one strategy would be to do the washrooms this winter, frame the addition, roof all, and keep the existing hall intact for now.
- 27) D. Shumaker, Lot #257, asked whether the \$50,000 for the washrooms included interior access. Ed confirmed that this includes interior access.
- 28) E. Fisher, Lot #79, inquired as to what was approved last year for this work and how much was spent, and what is the cost of the next step. Ed replied that the membership authorized \$20,000 for this initial study/conceptual design, and the Committee spent under \$16,000. For the next step we would need funds for consultants to develop a Master Plan.
- 29) E. Fisher, Lot #79 asked what happens if the motion to proceed with Option 2 is not approved, and how much would be needed to pay for the initial planning of Option 1. Ed replied that this cost has not been calculated.
- 30) S. Parsons, Lot #146, asked if the cost includes the replacement of the windows. Ed indicated that replacing windows would be in later stages, not included in his figures, just as they did not include the cost of decks and landscaping.
- 31) S. Whittaker, Lot #195, asked if there are other infrastructure issues or projects that the funds would be better spent on. Rob Weston reminded members to limit their questions to the Committee Report, and save such comments for the debate once the motion is proposed.
- 32) R. Lehew, Lot #34, asked how long it would take to finish the work being contemplated. Ed replied that this is a long-term strategic plan, and the time to complete has not been figured out yet, that would be part of developing a Master Plan. It would take a long time, since we are not planning on applying levies to cover the cost.

- 33) K. Casey, Lot #133 stated that she has faith in the committee, it was made up of a cross-section of members.
- 34) There being no further questions on the Facilities Committee report, the motion was called for.

FACILITIES MOTION:

A motion was tabled by E. MacKinnon, Lot #175, seconded by H. Smith, Lot #306: "The Snowline Owners have agreed that the Snowline Clubhouse needs renovations and addition, and have decided upon the specific items which will comprise these renovations/addition, namely (but not limited to): a new assembly hall, new kitchen/food preparation area, a fitness area and installation of a PA system, and have agreed that these renovations/addition will be completed without any special levies or monetary assessments, it is MOVED that the Board of Directors should proceed with the renovations/addition as shown on the design drawings displayed in the Clubhouse, on a phased construction basis, as funds are and become available."

In speaking to this motion Ed summarized:

- The Committee and Board, as volunteers and community members, had all contributed to this motion
- The motion is based on the results of the survey and is the best fit to address the members' desires
- This option fits into our budget over the next number of years
- The vision is forward thinking and puts into motion a series of events
- This motion give us a building that is more efficient and easier to maintain
- Work can start now with the \$263,000 we have now
- He was happy to chair the Committee, and has no agenda, he's a volunteer Board member and his interest is to improve the community
- If the motion is rejected, then hopefully the members will ask today for something else.

Debate:

- 1) D. Larsen, President, stated that there is a lot of passion on both sides, the decision rests with the members. Snowline has grown, there are lots of families, and the direction is clear from the survey results. The Snowline Board will do whatever the members wish.
- 2) R. Smith, Lot #105, spoke against the motion: in his 30 years as a member he has never seen the Clubhouse full; believes the building is under-utilized; does not think an expansion is justified; vaulted ceilings are too cold; he wishes the trees kept. He agrees that washroom, roof and kitchen, moving the furnace and improving the windows are needed. He is against an exercise room, has concerns about the cost of keeping the equipment clean and maintained. He would like the committee to rethink the approach, and possibly renovate to full two stories.
- 3) W. Kiss, Lot #200, spoke for the motion. He was on the Committee. The motion is democratic, based on the numbers from the survey, which clearly indicated what people wanted, including the fitness room. He does not agree with pursuing other options.
- 4) G. Sharp, Lot #125, mentioned that he does not recall a discussion of a new addition in the survey. Ed referred to the April mailing, which explained how the survey results led to this motion.
- 5) H. Smith, Lot #306, has been a member for 40 years, is in favor, thinks that upgrading the facility is extremely important.
- 6) K. Casey, Lot #133, is for the motion, needed to sit outside at her first community dinner, does not wish to do that again.
- 7) K. Schacht, Lot #23, thanked the Committee for their work, thinks that our facilities are antiquated, and our functions are limited. He wants to see an attractive facility. Members can donate their unused home exercise equipment.

- 8) B. Davies, Lot #28, mentioned that since we still have 25% of lots undeveloped, in future there will be even more families. He is in favor of the motion, it's a capital investment that filters down to increase every homeowner's value.
- 9) D. Louth, Lot #47, expressed concern about the word "proceed" in the motion. He would like to know the next checkpoint, since it appears that the members would be giving the Board carte blanche to move to completion. He proposed an amendment to the motion, to add the words "subject to the approval of a simple majority of the members". Motion to amend was seconded by E. Fisher, Lot #79.
 - a. A. Wagner, Lot #116, pointed out that the checkpoints needed are in the Capital Plan and Budget as presented and approved by the members each year.
 - b. D. Louth, Lot #47, would agree to withdraw his motion to amend based on this information.
 - c. Ed pointed out that the original wording of the motion does specify that funds will only be spent when they are available.
 - d. R. Arndt, Lot #101, voiced his disagreement, he is concerned that once the original motion is approved and the foundation is laid out, we will be committed to finishing the project – there are no checks and balances.
 - e. Z. Weston, Lot #117, stated that in her observation over 10 years, any time any funds of magnitude are being spent it has only been through member approval at the AGM, and therefore the amendment is redundant.
 - f. E. Fisher, Lot #79, given the debate, no longer thinks his moved amendment is needed.
 - g. The question was called.
 - h. The motion to amend was defeated.
- 10) C. McKinney, Lot #192, spoke against having a fitness room and voiced concerns about having a fitness room that is unsupervised would be a concern for the safety of children. He proposed an amendment to the motion, to strike the words "a fitness area". Motion to amend was seconded by S. Crisafulli, Lot #182.
 - a. D. Helm, Lot #251, agrees that the wording needs to be refined to exclude a fitness area.
 - b. P. Eelnurme, Lot #44, advised that the Committee spoke to other communities with fitness rooms and their caretakers. They found that the rooms were put to good use. The Committee was planning to install key access to restrict access to children.
 - c. E. Murphy, Lot #141, expressed concerns that if members dissect each word of the motion we'll never get anywhere. We should look at the overall plan.
 - d. S. Crisafulli, Lot #182, thinks that people who wish to exercise can use the great outdoors that Snowline provides.
 - e. W. Kiss, Lot #200, thinks there is no need of a fitness room, and worries that a fitness room is a high risk.
 - f. K. Schacht, Lot #23, mentioned that our pool does not have a lifeguard, even higher risk.
 - g. E. Lee, Lot #176, reminded members that a fitness room could just consist of mats and a stationary bicycle, it does not necessarily have to be dangerous.
 - h. J. Sharp, Lot #125, reminded the members years that years ago there had been a decision not to pursue a fitness room.
 - i. Ed reminded everyone that 70% of the survey respondents asked for a fitness room.
 - j. K. Casey, Lot #133, stated that we should go with the majority in the survey, even if they are not represented at today's meeting.
 - k. R. Lehw, Lot #34, said that although he exercises outside, he still would look forward to a fitness room.
 - l. The question was called.
 - m. The motion to amend was defeated.
- 11) E. Fisher, Lot #79, asked how will members guide the timelines of this project, how long will it drag on. Ed replied that the next steps would be to put together a Master Plan and a schedule. This would help us estimate budgets by year. This information would be shared with the members.
- 12) R. Bernier, Lot #115, warned that once started, we are locked into the need to spend all the money.

- 13) Z. Weston, Lot #117, reminded the members that the current facility has had many retrofits, it originally started as a picnic shelter. We have 300 lots and when the community was first laid out much space was reserved for community space. We now need to look ahead to the next 3 decades. She agrees with the financial benefit for all of us, and with the cost. She hopes members will consider the needs of the whole community. The better the facility, the more people will use it.
- 14) H. Prochazka, Lot #54, stated that the addition is too big; he's been in Snowline 25 years, every weekend; the cabins are empty; the pool is never busy now; there are few people here, so he questions the need; he does not think we can rely on surveys. He reminded us of the time members requested an early pool opening, and yet very few people used the pool early. He believes what we really need is a kitchen, roof and washrooms; and it would be nice to have a floor good for dancing.
- 15) J. Porter, Lot #103, stated that we have the cash in the bank; the proposal will increase property values; this is a capital improvement to the entire community; he cannot think of a better way to spend our money.
- 16) P. Wesling, Lot #40, would prefer something smaller, more affordable.
- 17) C. McKinney, Lot #192, thinks we could possibly spend \$240,000 now, but expressed concerns as to where the remaining \$150,000 would come from. He worries about the commitment being asked for, and is against the motion.
- 18) R. Bernier, Lot #115, is unclear on the \$400,000 being considered, and how it was calculated.
- 19) E. Lee, Lot #176, suggested that maybe the motion should be changed to call for a renovation with only a possible addition.
- 20) J. Porter, Lot #103, moved for a vote, seconded by K. Casey, Lot #133. Motion to vote requires 2/3 majority. A vote was taken. The motion to vote was carried.
- 21) A vote was taken. The motion was carried.

ELECTION OF NOMINEES:

- 1) Rob Weston reminded owners that the list of nominees was distributed with the AGM package.
- 2) The bylaws state that the President will become Past President, and the Vice-President will become President. Our bylaws call for a maximum of 7 other elected members.
- 3) Rob called for nominations from the floor three times. There were no further nominations.
- 4) Rob declared nominations closed. The 2007/2008 slate was elected by acclamation.

TREASURER'S REPORT – Madelaine Schottko

- 1) Our investment strategy has proven to be good. Over the past 4 years we've seen our investment income increase from about \$1,200 per year, to this year's \$15,000. Cliff McKinney was thanked for his investment research.
- 2) This revenue, plus the rental fees, kept our budget in line, even with the expenses approved at the last AGM.
- 3) We expect to overspend the 2007 budget by about \$20,000, mostly due to the Recycling Centre and Security upgrades.
- 4) The 2008 capital budget allows for up to \$280,000 to be spent on the clubhouse in 2008, as per the approved Facilities motion.
- 5) The 2008 operating budget is similar to the 2007 operating budget, with allowance for inflation.
- 6) Motion to accept the Treasurer's report for 2007 and operating and capital budget for 2008 made by M. Schottko, Lot #71, seconded by J. Porter, Lot #103.
- 7) G. Sharp, Lot #125 asked if we have \$280,000 for the Clubhouse expansion. Madelaine confirmed that this is accounted for in the budget.
- 8) All in favor. Motion carried.

OLD BUSINESS:

W. Kiss, Lot #200, inquired on the status of cell phone reception. Don Larsen advised that although the Foothills Sub Area Plan had discussed this, but nothing is in the works. Wireless Internet is being explored by vendors, but the area does not appear to have a large enough market.

NEW BUSINESS:

There was no new business.

CLOSING REMARKS:

Chuck Bucklar would like to see members volunteer for the board, and urges members to attend meetings, get involved in committees.

Don Larsen thanked everyone for coming and assured the members that the Board will do the best they can for the community. It will be a challenge to stay within the funds.

At 2:40 pm Rob Weston declared the AGM adjourned.

President

Secretary

Snowline Community Club
Clubhouse - Facilities Survey
6/15/2007

Surveys were mailed out with the Spring newsletter.
We received 101 surveys back, representing 112 lots.

Showers/washrooms/change rooms	85	13	9	5
Assembly/Hall space	84	8	13	7
Covered outdoor BBQ area	59	28	16	9
Games room (ping-pong, pool table,	55	31	19	7
Full kitchen + Food prep	49	34	17	12
Outdoor patio/deck	38	22	41	11
Fitness/exercise room	37	29	39	7
Fireplace	35	27	39	11
Computer room with wifi internet	34	25	42	11
Meeting room(s)	32	31	39	10
Covered picnic area	31	30	37	14
Library/sitting room	23	35	45	9
Sauna/steam room	22	12	65	13
Sound system	20	49	33	10
Jacuzzi/whirlpool	20	17	53	22
Children's movie/game room	19	27	54	12
Entertainment/media room	17	21	57	17
Office	16	26	57	13
Covered kids' outdoor games area	14	23	63	12
Reception area	4	15	70	23
	3	2	1	0
<hr/>				
Rent out cabin	73	13	18	8
Who uses your cabin	33	14	11	54
How often property used	10	32	60	10

Interpretation of Survey Results:

Each item in the list could be assigned a value:

- 3 = Most Important
- 2 = Maybe
- 1 = Least Important
- 0 = Left blank

The areas below the bold line were assigned values this way:

Do you rent out cabin:

- 3 = Not at all
- 2 = Infrequently
- 1 = Frequently
- 0 = Left blank

Who uses your cabin:

- 3 = Adults only
- 2 = Adults + Teens
- 1 = Adults + Kids
- 0 = All ages

How often do you use your cabin:

- 3 = Less than 10 times/yr
- 2 = 10-20 times/yr
- 1 = More than 20 times/yr
- 0 = Left blank

Other ideas/comments

1. Maintenance issues with sound system?
2. Recommend a single outdoor covered area; dual purpose outdoor area for picnic and kids' outdoor games
3. Maintenance and smoke issues with fireplace?
4. Who pays electric bill on sauna?
5. Who will supervise the children's movie/game room?
6. Rent small space for snack/espresso bar with limited hours of operation during busy times of year.
7. Charge small fee for meeting room.
8. Charge small fee for wifi access.
9. Add fire pit to outdoor area for marshmallow roasts, etc.
10. The goal should be to bring as many people together as often as possible.
11. We have used the BBQ area with a group of friends and we all just love it.
12. Chuck needs a larger office area inside the house; expand his existing office.
13. Condom machine in bathrooms
14. Having access to the clubhouse for the kids to play on a rainy day would be great!
15. Please do not "improve" the clubhouse facilities to accommodate renters, nor to cause the dues to increase; minimum improvements are all that are needed.
16. Learn from Snowwater; do not create a "hangout" for unchaperoned kids; anything that can be vandalized will be.
17. How is this to be funded? Will there be limited access? Will this be for owners/visitors only? "sounds" great but is nothing but problems.
18. Phone for gate access
19. Pool access from key-secured clubhouse
20. Snowline was not designed as an all-inclusive vacation spot; let's keep it as-is. We each have our homes, large and small. Costs are going through the roof as it is; if people want the above facilities send them to Whistler!
21. Don't need facilities that you have in town and/or can have in your cabin.
22. I worry about the upkeep and work required to "manage" a kitchen area.
23. Primarily to provide social interaction of snowline owners; also to provide activities for teens.
24. Storage area for outdoor equipment
25. Accessible storage for tables and chairs
26. Some of these facilities should have restricted access
27. Definitely need new washrooms and kitchen update.
28. Forget jacuzzi, sauna, steam room -- high maintenance and more work for Chuck.
29. Combine children's movie room/game room with the Games room -- a single family-oriented games area
30. Free wine
31. Wifi for all Snowline; high-speed internet

32. These are great ideas!
33. Is this going to be open to contractor bids?
34. No bar, too much liability
35. Parking needs to be discussed; increased use or rental for functions means more parking.
36. Do not try to have the clubhouse become the replacement for functions normally found in cabins like TV, sauna, jacuzzi, etc.
37. Consider how to limit non-owners use.
38. No separate computer room; just wifi in the facility; people can use their laptops in the library/sitting room by the fireplace.
39. What a great selection of ideas; thank you for working on this project!
40. Good survey choices!
41. I think "renovated and repaired" can be done with capital reserve bunds, but the "added on" may have to be done with savings or a special levy. Would suggest a consultation with the club attorneys as a precaution against making an error in the legal use of those funds.
42. Large screen plasma TV
43. Comfortable overstuffed chairs and couches
44. We don't need a new covered outdoor BBQ area; we already have one.
45. Jacuzzi/sauna - high maintenance and money pit
46. Covered outdoor BBQ area, covered picnic area, covered kids' outdoor games area, outdoor patio/deck could be combined into one area.
47. TV and satellite service
48. We should not consider an entertainment or health club center
49. Go with spa/hot tub, not jacuzzi brand.
50. Gate and community center should be wired for generator along with office and maintenance area.
51. I believe the clubhouse should be demolished and not rebuilt; we never use it.
52. Keep it simple and basic; we need an upgrade but more amenities will mean higher costs, short and long term; problems with renters and vandalism, maintenance should be kept to a minimum.
53. Covered swimming pool for off-season.
54. We need a comfortable, warm assembly hall, we need a covered swimming pool to make it useful year round; the other items are not needed as we all have cabins with facilities of our own.
55. Many of the above options assume a use different than current; I find this confusing -- perhaps goals should be defined first?
56. A fitness/exercise room would be a great addition for the really rain times.
57. Would this be available as part of the rental package? Would the BBQ area be in addition to the one that is there? What about the picnic area?
58. A place for owners ONLY would be nice!
59. TV with satellite
60. Wireless service (internet) is one of the most critical needs at Snowline.
61. Storage/workshop space
62. Dining/assembly hall

63. "tie-in" to existing facilities
64. Please consider "operations/maintenance" workshop requirements; space for "storage" and access to plumbing, mechanical, electrical, HVAC and pool equipment. Tie-in to existing facilities very important. We must keep existing facilities operational during upgrades and new construction; see my report March 24, 2007 (Greg Baker).
65. An "adult-only" jacuzzi preferably.
66. I believe the goal is to keep it simple and not to duplicate functions you may already have at your cabin.
 67. An updated multipurpose room with comfortable features and temperature that would benefit all.
68. We are interested in keeping this as a basic clubhouse, not a country club!
69. These items (sauna, steam room, exercise room, movie room, computer room, entrainment/media room) should be part of private residences if valued. Snowline should be a place to enjoy nature and an escape from technology and media!
70. Gathering places for BBQ, visiting, games area in and out, pool, playground are essential.
71. Most members have homes here to read and watch TV in.
72. Add a kids' swimming pool or restricted hours on existing pool so adults can swim laps without kids.
 73. Don't allow unsupervised kids in the pool.
74. Children's hours are restricted in other developments, since they take over whatever they use; how about 4-6 pm for pool, hot tub, etc.
75. Shouldn't members who want to use (and pay for) the pool and sauna/hot tub have privilege of using them? Children under a certain age are not supposed to use the hot tub due to health reasons.
76. I don't see any need to change the existing facility; it's adequate for the amount of use it gets. Not a big priority!
77. Add access to the washrooms from either the inside or outside of building.
78. Upgrade existing and add as necessary for more important items.