



Call to the Snowline Community Club Annual General Meeting (AGM)

Snowline Clubhouse – Glacier, Washington

Saturday October 18, 2025

Listen only option for the AGM available via video conference:

<https://us02web.zoom.us/j/81563662555>

10:00 AM - FireWise Presentation

11:00 AM - Budget Review

12:00 PM - AGM

2:00-4:00 PM - Happy Hour

AGM Agenda

1. Call to order
2. Proof of notice of the meeting
3. Approval of agenda
4. Approval of the minutes of the fifty-fifth Annual General Meeting October 19, 2024
5. Introduction of the current board members
6. Introduction of board nominees
7. Officer reports: President, Vice-President, Secretary
8. Treasurer's report*
 - a. 2025 Actual / Budget
 - b. 2026 Budget
9. Report of standing committees: Roads & Grounds, Capital Projects, Rules & Regulations, Architecture, Member Communications, Information Technology, Social, Forestry/Firewise
10. New business
11. Announcement of election results will be emailed by ElectionBuddy once the election is complete.
12. Adjournment

*RCW 64.90.525

Budgets—Assessments—Special assessments.

(1)(a) Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified, whether or not a quorum is present.



Ballot Information

Annual General Meeting (AGM)

Snowline Clubhouse – Glacier, Washington

Saturday, October 18, 2025

Voting will take place via electronic ballot using the ElectionBuddy's online voting software. More information can be found at https://electionbuddy.com/?utm_source=meetingvotes. A step-by-step guide for voting is included in the AGM package, please refer to the **Voting Guide** (included) for more details.

Snowline owners in good standing may vote for the 2025-26 Board of Directors, as well as on any motions presented during the Annual General Meeting (AGM).

Proxies will not be used. You do not need to be present at the AGM to vote. ***All votes must be cast during the open voting period: Sunday, October 19, 2025, at 9:00 AM through Tuesday, October 21, 2025, at 9:00 AM.***

Each Snowline lot is entitled to **one vote**, regardless of the number of owners.

- For the Board of Directors election, an owner may cast one vote per nominee for up to nine nominees. Please refer to the **2025-2026 Snowline Board of Directors Nominees** document for details on each candidate.
- For any motion brought forward at the AGM that requires a vote by the full membership, an owner may cast one vote.

Email secretary@snowlinecc.com if you have questions.

Voting Guide

Voters will receive an email from ElectionBuddy to access the ballot once the election begins on Sunday, October 19th at 9:00 AM. The election ends 48 hours later, on Tuesday, October 21st at 9:00 AM. The voting process is straightforward:

1. Click the Access Key Link
2. Make your choices
3. Verify your choices
4. Submit your ballot

1. Click the Access Key Link

To access the ballot, please use the Access Key Link provided in the email you received from ElectionBuddy. This will take you directly to your ballot.

** ElectionBuddy creates a unique link, with a random and secret access key for each voter, which can only be used to vote once. Voters should not share their Access Keys if they intend to vote themselves.*

This is an example of the Access Key Link used to access your ballot. They are single-use and unique to each voter.

To vote, visit:

<https://secure.electionbuddy.com/1234-ABCD-5678-EFGH>

Or copy and paste the link into your web browser.

You can also visit <https://secure.electionbuddy.com/ballot> and enter "1234-ABCD-5678-EFGH"

2. Make your choices

Once you click on the Access Key Link, you will see the list of nominees for the Board of Directors. You can vote for a maximum of nine (9) people. Then, click "Continue".

3. Verify your choices

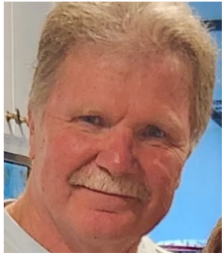
Once you click "Continue", you will have the option to "Edit" your choices before submitting them.

4. Submit your choices

Once you have verified your choices, click on "Submit". You will then see a confirmation message containing a confirmation code on your screen.

2025-2026 Snowline Board of Directors Nominees

(in alphabetical order)



Bob Anderson:

Bob is a retired mid-level IT Executive with U S West and T-Mobile USA. Glacier is an important part of his family's history—his mother-in-law grew up behind Graham's Store and later served as Snowline Board President. His extended family has owned in Snowline since 1975, and he purchased his cabin in 2003. Bob is a lifelong skier and former PSIA-certified instructor at Stevens Pass. His family visits Snowline year-round, rarely missing a New Year's Eve since Chair 9 opened. We absolutely love the North Cascades and appreciate the family-friendly atmosphere previous Snowline boards have embraced.



Jeff Boekelman:

Jeff, his wife Jaimie, and son Jack (8) have been part of the Snowline community since 2021. Originally from southwest Washington, Jeff loves the outdoors – whether skiing at Baker, playing pickleball, or exploring the area's trails. With experience as a nonprofit preschool board member, he helped develop sustainable budgets and foster community engagement. Before his career in project management, Jeff spent 5 years as a wildland firefighter. He's passionate about bringing neighbors together and leveraging his past board and community service experience.



Elizabeth Christner:

Elizabeth has been a Snowline property owner since 2017 and is passionate about fostering a sense of community. With a professional background in marketing and experience as a program manager for the Northwest Indian College, she brings a unique blend of skills to the board. Having fallen in love with the spirit of Snowline, Liz is hopeful that by adding positive energy, she can help revive the community engagement that was impacted by the COVID-19 outbreak. She and her husband, Jeff, enjoy outdoor activities and spending time with their family and their dog, Mocha.



Kris Fortier:

Kris Fortier, along with her husband, Chris, and their 14-year-old son Alex, has owned a Snowline cabin for 23 years. A retired ICU nurse, Kris is eager to serve on the Snowline Board as a way to give back to the community her family has cherished for so long. In the summer, she enjoys hiking, feeding hummingbirds, and relaxing outdoors with a good book. In winter, she loves cozy fires and occasional family trips to the ski hill.



Dan Frederick:

Dan is a construction project manager with expertise in complex project planning and execution. A Washington native raised in Olympia, he's long cherished Mount Baker and regularly competes in Ski to Sea. His family helped shape the local community—his aunt lived in Snowline and founded Chair 9. Dan brings HOA condominium board experience and youth mentoring experience through the ACE (Architecture Construction Engineering) program. As an avid skier, biker, and climber, he's passionate about preserving Snowline's vitality and looks forward to contributing technical insight and collaborative leadership to support community priorities.



Kathleen Lange:

Kathleen has served on the Snowline Board for one year. She has gained a clear understanding of its role in protecting our investments and enhancing the enjoyment of our community. This involves maintaining and upgrading assets, ensuring rules, bylaws, and covenants align with WA state laws, overseeing employees, and enforcing regulations. Board committees review building plans, monitor tree removal, and organize social events. She now feels prepared to take on greater responsibility. If elected, she will continue representing short-term rental owners while respecting the concerns of non-rental owners.

**Carmen Lystad:**

Carmen built her Snowline cabin nearly 20 years ago and loved raising her kids here, enjoying every season. We use the cabin year-round—hiking and relaxing by the pool in summer, and skiing at Mt. Baker all winter as a longtime season pass holder. After years of using it just for family, she began summer rentals, so she understands both perspectives. She feels she would bring a friendly, balanced approach to board decisions and would be honored to help Snowline remain the special community we love.

**Todd Schuh:**

Todd has been a Snowline member since 2002. Todd has volunteered his time to the community for many years and has served on the board for three years, currently holding the position of President. He has owned a business in the Glacier area for the past 20 years. As a board member, he is committed to making sure the Snowline grounds and facilities are maintained and that the Board of Directors operates the community in a fiscally responsible manner.

**Sharon Westling:**

Sharon and her family have been Snowline members since 2004. She has served on the Social Committee for 7 years, been on the Board for 4 years, having chaired both the Social and Firewise/Forest Health committees. Sharon has also worked with East Whatcom County Resources to raise funds for Glacier families. A former Court Reporter, small business owner, and property manager, Sharon brings broad experience. As a rental owner and engaged member, she is dedicated to maintaining Snowline's reputation and strong community.

Snowline Community Club – 2025 Annual General Meeting (AGM)

Financial Report

The financial report is presented on behalf of the Snowline Board of Directors for the 2025 AGM and includes the 2026 Budget, along with the Balance Sheet ending 31 July 2025.

The 2025 budget goal was to maintain a positive net income and sustain reserve funds for anticipated future spending. Snowline revenue continues to meet forecasted needs and expenses are below budget for the first half of the year. This outcome is great news for our community as the need to address facility preservation and replace equipment is overdue.

Snowline retained the services of Larson Gross to conduct an ANA Compilation review of our accounting. This outside review concluded Snowline is in good financial health with solid fiscal records and accounting practices.

This year, the board retained the services of Pacific Crest Reserves to complete a Funding Reserve Analysis and recommend a funding strategy for the next 30 years. It is available for review in the Member Section of the website. This report provides a funding plan and an asset replacement timeline that avoids additional assessments for Snowline owners. An estimated annual contribution of \$61,624, or approximately \$215 per lot, with a 3% annual increase will fully fund the reserve. With this analysis, the Snowline budget can be developed each year and remain in good standing to meet asset repair and replacement funding into 2054.

2025 Forecast vs Budget

The attached Balance Sheet represents the current assets, liabilities, and equity as of July 31, 2025. Current assets are \$441.7K, which is up from \$399K at the end of July 2024.

The financial year continues to meet projections with gross income reporting almost 6% above budget, and total operating expenses reporting 2.6% under budget. Total income for 2025 is estimated at \$469.2K, with year-end operating expenses forecasted to be around \$374.7K.

The capital expenses were marked for building maintenance, paving activities and continued tree trimming along roadways to maintain canopy heights. The capital expense budget this year is \$62.5K.

As of 31 July 2025, our liquid assets (cash) are \$410.2K. The 2024 AGM financial report forecasted current assets at the end of 2025 at \$393K. This report forecasts year-end cash near \$442K before adjustments. This increase is due to a net income in 2024 of \$72K, and a projected net income this year around \$32K.

2026 Budget

The approved budget assumes a 2.5% inflation rate and increases the annual dues to \$1,310 per lot. With completion of the fund analysis, budget goals are to cover operating costs without the need for a special assessment, increase legal funds to address the need for updated governing documents by 2028, meet an estimated reserve fund contribution of \$60K, and restructure the staff to add an office administrator.

Gross Income is projected at \$482.1K, which is about 2.8% above the forecast revenue for 2025. Rental fees will remain at \$36.50 per occurrence for 2026. Property transfer fees will increase to \$300 per transaction.

Operating expenses are estimated at \$421.8K with an additional \$169K in reserve fund spending. Items to be addressed with the reserve funds include lodge log repair and resealing, pool deck repairs, tennis Court repair and resurfacing, and replacing the patrol truck and riding lawnmower.

Total operating income is estimated at \$60,275 that will be carried over as net income into the reserve fund total. Total assets ending fiscal year 2026 will lower to \$301K.

The budget will reduce overall cash but will meet reserve fund goals, provide legal funds for the required governing document updates, increase staffing, and complete major upgrades to the lodge and our outdoor facilities without the need for a special assessment. The Board prioritizes the safety of the Snowline community and staff and is focused on maintaining the financial strength of this community.

Snowline Community Club 2026 Budget

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	31-Jul-25 Actuals	Aug - Dec	2025	2026 Budget Forecast	2026 Budget Comment
Inflation Factor										
Income (Total Dues / Lot)	785.00	805.00	1,175.00	1,210.25	1,250.00	1,250.00	1,250.00	1,250.00	1,310.00	\$60 more over last year, 4.6% increase
41 · Member Annual Dues	225,295.00	231,035.00	337,225.00	347,341.75	358,750.00	209,270.82	149,479.18	358,750.00	375,970.00	287 due paying lots
42 · Othr Rev										
Fines	1,533.63	4,710.00	11,980.00	15,542.02	8,445.00	10,505.00	3,100.00	13,605.00	10,000.00	Increased YOY compliance and enforcement
Gate Card	3,720.00	3,520.00	4,994.00	6,306.69	5,700.00	5,733.00	500.00	6,233.00	6,000.00	
Members Interest Billed	23.88	606.59	905.23	709.22	500.00	253.60	103.18	356.78	500.00	
Miscellaneous Revenue	396.22	103.94	4,755.02	4,239.42	4,000.00	6,162.67	0.00	5,149.82	5,000.00	Firewise, DNR grant paid \$5,500 in 2025
Rental Fees	54,524.01	53,345.09	55,531.88	79,350.00	74,950.00	50,424.25	27,575.50	77,999.75	76,650.00	Assumes 2,100 occurrences @ \$36.50;
Transfer Fees	1,150.00	850.00	500.00	2,200.00	2,000.00	1,400.00	1,000.00	2,400.00	3,000.00	Increase to \$300 per transactions
Total 42 · Othr Rev	61,347.74	63,135.62	78,666.13	108,347.35	95,595.00	74,478.52	32,278.68	105,744.35	101,150.00	
43 · Interest - Investments	985.84	489.87	3,994.83	4,149.86	5,000.00	1,015.50	3,650.00	4,665.50	5,000.00	
Total Income	287,628.58	294,660.49	419,885.96	459,838.96	459,345.00	284,764.84	185,407.86	469,159.85	482,120.00	
Expense	287,628.58	294,660.49	419,885.96	459,838.96	459,345.00	284,764.84	185,407.86	469,159.85	482,120.00	
50 · Administration										
Accounting Services	13,580.00	23,662.50	27,000.00	28,540.00	28,300.00	16,325.00	11,960.00	28,285.00	29,000.00	CPI (2.5%)
Bank & IPN Charges	257.08	120.00	62.82	124.77	120.00	10.00	100.90	110.90	125.00	CPI (2.5%)
General Administration/Audit	86.64		10,058.00	6,934.00	5,000.00	10,112.00	0.00	10,112.00	9,900.00	Actual 2025 Audit cost + Reserve
Legal	279.00	3,517.07	27,208.50	2,796.00	7,500.00	3,272.00	4,228.00	7,500.00	16,023.33	CPI (2.5%) + \$8,333.33 saving towards 2028 RC
License & Permits	354.71	1,096.62	1,321.05	1,839.50	1,550.00	1,200.10	349.90	1,550.00	1,590.00	CPI (2.5%)
Newsletter / AGM Call	1,784.34	759.76	3,097.30	543.66	1,330.00	50.25	1,279.75	1,330.00	1,365.00	CPI (2.5%)
Office Expense	1,316.67	1,085.46	1,448.88	2,716.86	1,500.00	857.83	642.17	1,500.00	1,540.00	CPI (2.5%)
Firewise Membership - DNR			0.00	3,916.80	0.00	0.00	0.00	0.00	0.00	\$7,750 fee covered by volunteer hours and
Property Taxes	329.53	302.81	253.98	557.05	600.00	1,873.85	0.00	1,873.85	1,925.00	CPI (2.5%)
Social & Community Expense	2,867.47	4,547.26	7,108.42	4,373.14	6,500.00	1,990.43	4,509.57	6,500.00	6,500.00	Same as 2025
IT	1,529.20	3,553.48	7,223.49	12,002.14	5,050.00	1,699.89	3,350.11	5,050.00	5,850.00	see IT/subsction budget
Subscriptions					5,150.00	1,008.45	4,141.55	5,150.00	5,722.00	see IT/subsction budget
Total 50 · Administration	22,384.64	38,644.96	84,782.44	64,343.92	62,600.00	38,399.80	30,561.95	68,961.75	79,540.33	
51 · Insurance										
General Insurance	13,846.81	15,770.00	15,669.50	17,007.62	19,600.00	18,131.00	0.00	18,131.00	19,600.00	same as 2025
Total 51 · Insurance	13,846.81	15,770.00	15,669.50	17,007.62	19,600.00	18,131.00	0.00	18,131.00	19,600.00	
52 · Mntce. & Repairs										
Club Signage	682.47	1,371.70	914.19	754.28	1,020.00	1,367.81	0.00	1,367.81	1,045.00	CPI (2.5%)
Clubhouse - Maint & Repair	0.00	950.12	2,760.35	1,781.22	6,500.00	6,103.72	396.28	6,500.00	3,850.00	2024+ 2.5% & \$2011.28 roof sweep/gutters
Gasoline Expense	3,096.33	5,451.39	3,917.54	4,887.50	4,080.00	3,768.00	312.00	4,080.00	4,180.00	CPI (2.5%)
Gate & Gate Card - Maintenance	1,367.70	1,889.08	7,261.03	4,579.10	3,000.00	733.04	2,266.96	3,000.00	3,075.00	CPI (2.5%)
Lodge - Maint & Repair	381.17	293.11	2,438.24	10,687.61	5,100.00	1,105.69	3,994.31	5,100.00	4,170.00	\$2500 budget + \$1668.54 roof wash /gutters
Other - Maint & Repair	64.45	818.54	3,071.42	2,952.29	1,530.00	914.65	615.35	1,530.00	1,570.00	CPI (2.5%)
Other Supplies	3,231.53	3,437.85	5,256.76	3,238.04	3,000.00	2,497.26	502.74	3,000.00	3,075.00	CPI (2.5%)
Pool - Maint & Repair	2,140.75	2,961.20	8,592.71	3,862.00	2,040.00	7,003.95	0.00	7,003.95	3,000.00	~48% increase over 2025 budget
Pool Supplies	3,396.72	3,610.09	4,053.22	13,887.89	7,650.00	4,410.70	3,239.30	7,650.00	7,840.00	CPI (2.5%)
Recycle/Compactor Rep/ Maint	713.49		2,001.22	0.00	510.00	0.00	510.00	510.00	525.00	CPI (2.5%)
Roads & Grounds	7,488.85	10,810.79	9,412.43	9,600.86	9,000.00	6,520.96	2,479.04	9,000.00	9,225.00	CPI (2.5%)
Roadside Tree Removal			4,876.14	9,926.70	6,500.00		5,629.60	6,500.00	6,662.00	CPI (2.5%)
Tools and Small Equipment						756.10		756.10	1,025.00	CPI (2.5%)
Equipment Mtc./Repairs				3,430.57	1,500.00	1,210.16	289.84	1,500.00	1,535.00	CPI (2.5%)
Vehicle Mtc./Repairs	2,410.26	4,961.07	6,588.92	5,056.32	2,500.00	1,839.28	660.72	2,500.00	2,560.00	CPI (2.5%)
Total 52 · Mntce. & Repairs	24,973.72	36,554.94	61,144.17	74,644.38	53,930.00	39,101.72	20,896.14	59,997.86	53,337.00	
53 · Utilities										
Garbage	12,953.47	13,337.77	13,175.31	12,003.69	19,000.00	7,215.48	5,312.86	12,528.34	13,500.00	Amount reduced to reflect past averages
Recycle	10,527.88	12,189.30	16,803.96	15,256.73	16,500.00	9,483.94	6,794.38	16,278.32	17,100.00	Based on current monthly charge +5%
Gate/Lot1 - Electricity	958.92	1,158.55	1,213.00	1,138.46	1,860.00	997.69	899.73	1,897.42	1,850.00	Based on current monthly charge +2.5%
Gate/Lot1 - Telephone	934.54	1,321.79	1,416.93	1,512.43	1,610.00	955.24	675.18	1,630.42	1,650.00	CPI (2.5%)
Gate/Lot1 - Water	540.49	551.89	627.08	1,670.20	750.00	296.05	500.00		800.00	CPI (2.5%)
Lodge - Electricity	1,602.18	1,651.04	1,765.94	1,771.97	2,150.00	1,551.12	965.48	2,516.60	3,100.00	Based on current monthly charge +2.5%
Lodge - Propane & Firewood	1,030.77	1,777.24	1,420.00	1,528.52	2,100.00	1,698.28	835.00	2,533.28	2,150.00	CPI (2.5%)
Lodge - Water	300.84	300.84	300.84	420.00	435.00	210.00	210.00		435.00	CPI (2.5%)
Pool - Electricity	3,826.25	4,833.08	5,524.70	5,812.55	5,650.00	4,552.53	2,300.33	6,852.86	8,500.00	CPI (2.5%)
Pool - Water	838.88	1,030.79	836.94	2,143.00	1,150.00	557.50	1,000.00	1,557.50	1,150.00	Same as 2025
Pool & Clubhouse Propane	7,362.39	11,648.15	12,854.04	11,570.87	12,500.00	8,404.75	4,337.36	12,742.11	12,800.00	CPI (2.5%)
Telephone	1,379.77	1,293.14	1,359.43	1,784.59	1,440.00	1,105.33	821.55	1,926.88	2,050.00	Based on current monthly charge +2.5%
Internet				1,608.33	1,680.00	840.00	600.00	1,440.00	1,680.00	Same as 2025
Total 53 · Utilities	42,256.38	51,093.58	57,298.17	58,221.34	66,825.00	37,867.91	25,251.87	63,119.78	66,765.00	
54 · Payroll										
Employee Medical	8,505.77	5,857.00	6,799.24	5,669.68	13,200.00	5,292.88	3,562.40	8,855.28	24,000.00	Assumes 2 employees @ \$950/month, silver
Employee Retirement Fund	1,517.63	1,507.44	2,121.12	1,924.35	2,400.00	1,219.29	874.48	2,093.77	2,400.00	
Payroll Taxes	8,622.76	8,638.01	11,582.47	11,758.54	14,000.00	7,739.74	5,409.46	13,149.20	15,922.94	10% wages
Wages - Staff	86,491.56	90,040.38	126,277.63	126,238.59	149,511.09	81,985.06	57,554.47	139,539.53	159,229.35	Based on 2026 cost analysis
Total 54 · Payroll	105,137.72	106,042.83	146,780.46	145,591.16	179,111.09	96,236.97	67,400.81	163,637.78	201,552.29	
55 · Federal Income Tax	0.00	207.00	607.00	839.00		872.00	0.00		1,050.00	
Total Operating Expense	208,599.27	248,313.31	366,281.74	360,647.42	383,116.09	230,609.40	144,110.77	374,720.17	421,844.62	
Operating Income	79,029.31	46,347.18	53,604.22	99,191.54	76,228.91	54,155.44	41,297.09	94,439.68	60,275.38	
Reserve Savings Fund									200,000.00	Account for separate fund
61 Reserve Study Spending (old CAPE)	31,803.82	83,308.95	70,029.27	27,203.90	62,500.00	9,297.77	53,202.23	62,500.00	168,920.00	2026 Reserve study projected costs
Total Expenses	240,403.09	331,622.26	436,311.01	387,851.32	445,616.09	239,907.17	197,313.00	437,220.17	590,764.62	
Net Cash Delta	47,225.49	(36,961.77)	(16,425.05)	71,987.64	13,728.91	44,857.67	(11,905.14)	31,939.68	60,275.38	
Cash/CDs Beginning of Period	240,067.00	301,863.00	333,970.00	269,364.57	340,768.17	340,768.17	410,201.76	410,201.76	410,201.76	cash on 31 July 2025
Balance Sheet Changes	14,571.00	69,258.00	(48,180.38)	(584.04)		24,575.92				
Cash/CDs End of Period	301,863.49	333,970.00	269,364.57	340,768.17	354,497.08	410,201.76	398,296.62	442,141.44	470,477.14	

Snowline Community Club 2026 Budget

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	31-Jul-25		2025	2026 Budget Forecast	2026 Budget Comment
						Actuals	Aug - Dec			
Cash/CDs Beginning of Period	240,067.00	301,863.00	333,970.00	269,364.57	340,768.17	340,768.17	410,201.76	410,201.76	410,201.76	cash on 31 July 2025
Net cash income						44,857.67		31,939.68	60,275.38	
Reserve fund balance beginning								0.00	200,000.00	R78
Reserve fund investing									62,500.00	
reserve study spending								0.00	-168,920.00	R79
Reserve fund balance end								200,000.00	153,855.38	
Balance Sheet Changes	14,571.00	69,258.00	(48,180.38)	(584.04)		24,575.92		-168,060.32	-262,500.00	
Cash/CDs End of Period	301,863.49	333,970.00	269,364.57	340,768.17	354,497.08	410,201.76	398,296.62	442,141.44	301,557.14	

Balance Sheet ending 31 July 2025

Checking accounts	209,026		Accounts Payable	12,273
Savings Reserve Fund	201,176		Other Liabilities	149,441
TOTAL CASH	410,202		Total Liabilities	161,714
Accounts Receivables	16,916			
Other Current Assets	14,549		RETAINED EARNINGS	560,371
			NET INCOME	38,229
TOTAL CURRENT ASSETS	441,667		Total Equity	598,600
TOTAL FIXED ASSETS	318,647			
TOTAL ASSETS	760,314	TOTAL LIABILITIES AND EQUITY		760,314

Proposed 2026 Reserve fund spending

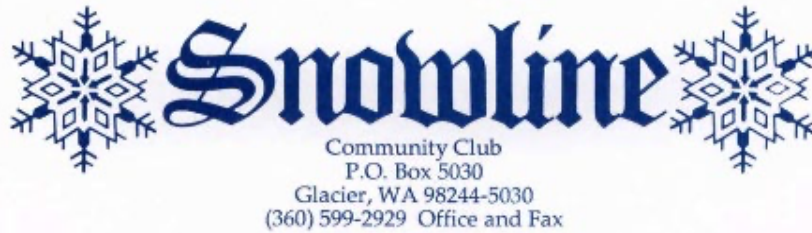
Equipment-JohnDeerRidingMower	\$5,150
Lodge-LogRepairandSealantApplication	\$46,350
Pool-DeckMajorRepair	\$51,500
TennisCourt-BaseLayer	\$10,300
TennisCourt-Surface	\$12,360
Vehicles-PatrolTruck	\$43,260
Total	\$168,920

2026 IT Budget and Online Subscriptions

IT	
Member Portal maintenance	\$ 1,500
Member Portal AWS Portal hosting:	\$ 500
Member Portal annual maintenance	\$ 300
Fiber Gear	\$ 1,500
Board Room / AGM Zoom Gear	\$ 250
Staff Computer	\$ 1,800
	\$ 5,850

Subscriptions	
Business email: 16 mailboxes	\$ 1,600
Quickbooks Online	\$ 1,242
Gusto payroll	\$ 1,680
Website (hosting, plugins, domain, cloud st	\$ 1,200
	\$ 5,722

ISP (Zipty & Starlink):	\$ 1,680	Utilities
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Draft

MINUTES OF THE 2024 SNOWLINE COMMUNITY CLUB ANNUAL GENERAL MEETING (AGM) DATE: October 19, 2024

1. CALL TO ORDER

The Parliamentarian, Rob Weston, called the meeting to order at 12:00 pm. Attendance at that point was announced to state there was a quorum so the meeting could start. He welcomed everybody to the 55th AGM of Snowline Community Club, and thanked the members for attending. Meeting proceedings are streamed over the Internet. Rob reminded the members of Snowline AGM practices:

- Registration closes at 12:30.
- Members are encouraged to participate; one member per lot will speak and will provide name and lot number.
- Each member/lot was issued a voting card at registration. When voting, raise card(s) high in the air (including those you are a proxy holder for).
- When asked to speak, members must stand, give their name, lot # and keep comments to the issues at hand.
- If a member wishes to make a motion from the floor, 3 minutes will be allotted to present a motion.
- If the motion is seconded, 3 minutes will be allotted to the mover to clarify the motion.
- Comments will be a maximum of 3 minutes.
- You cannot speak a second time until all parties wishing to speak have spoken.
- A reminder to speak on the topic and be respectful of each other.

2. PROOF OF NOTICE OF MEETING

- Notice of Annual Meeting was distributed by the Secretary in accordance with Section 4.7.4 of the by-laws.
- 167 members who granted permission for electronic delivery were emailed the AGM package, while 153 AGM packages were mailed by USPS to the remaining members on September 13, 2024.

3. ESTABLISHMENT OF A QUORUM

- Forty-three (43) members (15% of the membership) are required to establish a quorum.
- Upon closing registration, there were 61 members (voting lots) present plus 88 were represented by proxies for a total of 149 members (voting lots) voting, i.e., 52%. Quorum is established.
- Registration desk volunteers: Beverly Albinet, Katie Mangum, and Zina Weston.

4. APPROVAL OF AGENDA

Motion to approve the Agenda by member Heather Hicks Lot 108, seconded by member Ron Kessler Lot 60.
Motion carried.

5. APPROVAL OF THE MINUTES of the 54th AGM, October 21, 2023

The minutes of last year's AGM were available online with the AGM package, no one pointed out any omissions or errors.

Motion to approve the minutes by member Rowena Hall Lot 200, seconded by member Jennifer Hill Lot 103.
Motion carried.

6. APPOINTMENT OF INSPECTORS OF ELECTION

The Secretary announced the appointment of Beverly Albinet, Katie Mangum, and Zina Weston as the Inspectors of Election. The Inspectors are not directors, nominees for directors, nor related to a nominee.

7. INTRODUCTION OF CURRENT BOARD MEMBERS

Current board members introduced themselves and their roles within the board:

- Jackie Eelnurme: President; Member Communications Chair; Sustainability Chair; Rules and Regulations.
- Todd Schuh: Vice President, Roads and Grounds Chair, Capital Projects Chair, Sustainability
- John Ennes: Treasurer; Architectural Controls Chair; Sustainability
- Derek Rubio: Secretary; Rules and Regulations Chair; Architectural Controls.
- Carola Heavyside: Member Communications; Sustainability
- Marcel Laforce: Information Technology Chair, Member Communications
- Jon Russell: Compliance Chair; Roads and Grounds
- Sharon Westling: Social Chair; Forestry/Fire Chair; Sustainability
- Rob Weston: Rules and Regulations

8. INTRODUCTION OF BOARD NOMINEES

- The following nominees for the Board of Directors in the year 2024-2025 were introduced: Brandon Adams, Mo Alhussaini, Deana DeMartin, Jackie Eelnurme, John Ennes, Carola Heavyside, Jen Knudsen, Kathleen Lange, Robert McCormack, Terry Pearson, Todd Schuh, Stuart Segall, and Sharon Westling.
- The parliamentary announced nominations were closed after hearing no further nominations from the floor. Instructions were provided to members to complete the ballots and return them to the inspectors of election.

9. ELECTION OF NEW BOARD MEMBERS (Collection of Ballots)

- All members received the ballots for their lot plus any proxies they hold.
- Members can vote for up to nine candidates.
- Members were asked to pass their ballots to collection volunteers, where the Inspectors of Election verified eligibility of each ballot against the Sign-in Sheet.

10. PRESIDENT'S REPORT – Jackie Eelnurme

- Thank you to my fellow board members who donate between 5-25 hours a month to the community. This is a fantastic group I enjoy working with.
- Snowline has 2 full-time staff – Chuck and Evan – who do a great job. Enforcement of rules happens on an as-needed basis: if it's a problem, it will be dealt with. We don't have active policing – if an incident is reported, staff follows up on the offense.
 - Call Chuck if/when there is a problem – 360-599-2929.
 - Call all-hours; you won't wake him up – but it does get it "on the books" to be dealt with in the morning.
 - You can also email manager@snowlinecc.com for non-time-critical issues.
 - We can't address a problem that isn't reported.
- Welcome to the 12 new owners who've joined Snowline in the last 12 months. This annual meeting is a great opportunity to meet your neighbors.
- The Snowline Bylaws require disclosure of any pending litigation at the AGM. There is no active litigation, nor threats made by Members in the last 12 months.
- As part of the 2024 budget and for the 2nd year, we had an outside firm, Larson-Gross, review our 2023 financials. Snowline remains in good fiscal health.
- The 2025 budget reflects a 3.2% inflation rate, what was expected when we created this budget for board approval in August. We strive to limit the dues increases, while ensuring Snowline expenses are covered and avoiding special assessments.
- The in-house capital reserve study was updated to reflect all assets and expected life of each item. This was used to determine what savings we need to ensure our future capital asset needs are met. The goal is to get the budget to the point where \$100 of member dues are going towards these capital reserve needs – we aren't quite there yet.

- Snowline is a Homeowner Association (HOA) governed by Washington State HOA laws, Whatcom County permits, Covenants and Bylaws. These covenants and bylaws are voted in by owners and supported by Rules, Regulations, Fees and Fines – which are the responsibility of the Board of Directors and change as needed. In 2024, we had no fine changes and 2 rule changes:
 - Quiet hours were changed on weekends to 11pm-8am. Weekdays remain 11pm-7am.
 - Accounts past due 180 days will be issued a lien (not foreclosure), as recommended by legal.
- The Regulations committee prepared 4 Bylaws changes for vote today, and detailed them in the AGM packet. Last year the membership requested the changes be conducted piecemeal rather than altogether. The specific changes we're proposing today were presented last year without any negative comments and were reviewed by the legal counsel. If passed, the full Bylaws with these changes incorporated will be recorded with the county.
- Ziply is in the process of installing fiber internet throughout Snowline. The community infrastructure is being tested now; individual cabin hook-ups are expected to start in December.
- I hope you'll join us after the meeting for happy hour, to include food and drink, thank you to Sharon and Marcel for organizing and cooking.

11. VICE PRESIDENT'S REPORT – Todd Schuh

- Would like to thank all my fellow board members for the time they have volunteered to the community over the past year. I feel that we had a diverse group of directors that represent all interests in the community from full time & part time members, those who rent & those who do not, Canadians and Americans. All have passion for this community with the united effort that Snowline remains inclusive of all while still maintaining a community that all can enjoy.
- If re-elected I look forward to working with the new board members to continue building on what the current board has achieved, and hope that these new perspectives will once again form a board that can continue to better the community.

12. SECRETARY'S REPORT – Derek Rubio

- The Board of Directors held monthly meetings on the third Monday of each month.
- Quorum was achieved for each meeting and all monthly meetings were held.
- The Secretary prepared the Agenda and reported the Minutes for each meeting.
- Minutes are posted on the Snowline website.

13. TREASURER'S REPORT – Delivered by Jackie Eelnurme on behalf of John Ennes

- Snowline is a non-profit organization; all costs must be justified against projected actual expenses.
- HOA budgets are created and approved by the Board of Directors. This approved budget is then presented to the membership at the AGM for ratification, per WA State Law, Revised Code of Washington (RCW) 64.90.525.
- Snowline is in good financial health with current assets at \$317.4K; we expect to be within margins for the budget which forecasts ending the year at \$325.5K, resulting in net income of \$50K.
- There is 1 outstanding account, with an associated Lien.
- Snowline uses Generally Accepted Accounting Practices (GAAP); we transitioned to an online timecard and payroll tool, providing more alignment between operations and employee time reporting.
- We had an outside audit done, an ANA Review, by Larson Gross. This was an analysis of our 2023 financial records; this is in the budget for 2025, too.
- We updated the Snowline Capital Reserve Study. This is on the website, in the AGM folder.
- For the 2025 budget, we assumed 3.2% inflation for most expenses (insurance forecast to increase 12%, utilities up 6%), consistent with the 2025 economic forecast.
- Annual dues of \$1250 per lot and \$36.50/occurrence Form 2 rental registration.
 - 287 due-paying lots.
 - Annual dues invoices will go out in December, and due by January 31, 2025.
 - Form 2 rental registration form should be completed prior to guest arrival, and no later than guest departure.

- The Board prioritizes the safety of the Snowline community and staff, along with protecting assets and improving infrastructure for the shared enjoyment of its members. Having a balanced budget to cover expenses, while increasing reserves for the future, maintains the financial strength of this community.
- Member Stan Petersen Lot 10 asked for clarification on the percentage of rental fees assessed in the budget,

14. REPORT OF STANDING COMMITTEES

a) ARCHITECTURAL CONTROLS REPORT – Delivered by Derek Rubio on behalf John Ennes

- This committee is responsible for reviewing all exterior cabin construction and modifications (including placement of outbuildings) as well as tree removals and maintenance.
- We met throughout the year and approved the following construction plans:
 - 2 Remodel projects
 - Placement of 4 septic systems and the corresponding drain fields
 - Placement of 1 hot tub/sauna
 - Placement of 2 storage sheds
- We approved the removal of approximately 15 dangerous trees as well as 40 trees removed at the owner's request.
- We were consulted on 4 projects that were determined did not require ACC involvement and were approved for progress.
- Determined property owner had not completed the exterior of the cabin construction within the 12 month timeframe and a fine was levied for \$2,000.

b) SOCIAL REPORT – Sharon Westling

- Holiday Party: After arriving in a fire engine with lights and sirens on, Santa provided gifts for 35 kids and we served about 40 brats and 50 grilled cheese sandwiches. Alyson and her two daughters had roughly 12 tables set up with all the craft supplies and directions for the different craft projects. Rich Lawrence took and shared 90 pictures. It was a really great party!
- During the holiday season, Snowline Community Club gave out four \$175 Fred Meyer gift certificates to residents of Glacier and Maple Falls who were in need of assistance.
- Fishing Derby: Snowline's annual fishing derby was held on May 25, 2024. We had 69 kids fishing and 30 fish caught. Roughly 90 grilled cheese sandwiches were served with chips, cookies and drinks. Trophies were given out from first to fifth place, with a trophy for first, last and smallest fish caught. Thank you to our volunteers, Cathy Winjum, Libby Snead, Bob Anderson, Russ and Maryann Angus, Wendy and Gene Goosman, Brad Barron, Pat Westling and Stephanie Westling for all your help. We could not pull it off without you. And as always, Thanks to Chuck, Evan and our Snowline crew for the beautiful landscaping.
- Sports day: July 6 was Snowline's annual sports day planned and implemented by Libby Snead with field games, a bike parade and a potluck including wonderful meats grilled and prepared by Marcel.

c) FORESTRY/FIRE REPORT – Sharon Westling

- Snowline has been a Firewise Organization member since 2022. Firewise is a national organization that provides education and resources to communities where people are living in high wildfire risk areas.
- Chipping Day: This year we received a government grant of \$4,000 to cover the costs of our third annual chipping event held on May 28, 2024. Thirty-three of our members participated and spent a total of 114 volunteer hours on this project. With the chipping, and the pruning and limbing performed by The Tree Guy and Gals on community property, we removed approximately 3 tons of debris.
- Monitor and respect burn bans – Snowline follows Whatcom County; if a ban is issued from them, we issue one here. Notices will be on a sandwich board near the gate and posted on the website.

d) MEMBER COMMUNICATIONS – Jackie Eelnurme

- Maintained the Snowline website with Announcements and current events on the home page, as well as posting each edition of the newsletter and board meeting minutes.

- Thank you to Deana DeMartin for the recent website overhaul – check it out if you haven't already and let us know if you need information you're not finding there.
- The Snowline Community newsletter is published quarterly, using electronic distribution, as well as printed copies posted on the bulletin board around the grounds.
- Register as a Member on the Snowline website to receive Snowline emails and newsletters.
- Current Snowline bylaws require the AGM packet be physically mailed to all members, unless we obtain permission to send electronically. About half members provided this permission – thank you! Mailing the packet to just half the members takes roughly 16 hours and \$1500.
- The Board does not maintain the Snowline facebook or other social media pages; these are community run and operated. While the majority of the group are Snowline owners, many are not, (e.g. vendors, former owners, Glacier locals). These are great resources to share information or ask questions of your neighbors – things like, does anyone know a good painter, marketplace to sell or find great stuff, etc. These are not good places to get official information on the Snowline Club itself.
- Need facts or information? The website home page will include information like local and community events, road closures, burn bans, scheduled power outages, etc.
- If you get wind of news that may impact all of us, please email info@snowlinecc.com and we'll add it to the website. Use this email if you have community questions and someone will get back to you, generally within the week.
- All Owners should complete a Form 3 – found in the Member section of the website. This gives us the Contact details for your lot, required for member communications, invoices and more.

e) ROADS AND GROUNDS REPORT – Todd Schuh

- This is my first year on roads & grounds, and it is the director's responsibility to oversee operations. I decided to conduct a comprehensive review of all policies and procedures to eliminate any risk to the community.
- The Resident manager's position was out of compliance with State & Federal salary thresholds, so we had to produce a solution. The Board voted to change RM position from salary exempt to salary non-exempt to comply with state & federal requirements. The budget didn't allow for OT, so we needed to find a solution to stay within the budget.
 - RM created a schedule that aligns with a 40-hour work week.
 - Assistant position assumed a 40-hour work week year-round.
 - Utilized remaining allotted hours for a part time position.
 - Some minor changes were made to the full-time work contracts to promote a healthy work/life balance.
 - Office hours were implemented to help staff be more productive. In the past they would drop whatever they were working on to help members. This was not an efficient use of time since we have limited staff with many tasks to complete.
 - Online time recording software was implemented to reduce workload for the paid accountant.
 - Task logging was implemented so we have a better understanding of where we need more resources (in house & contracted) and budget accordingly.
 - I did a thorough inspection of all exteriors of Club owned buildings to identify areas that require attention. Chuck & I worked together to produce a plan to resolve what we could in house and hire out what was needed. Many items are ongoing but being addressed.
 - It has been a busy year, and many projects have been completed along with the normal ongoing upkeep & maintenance. To name a few:
 - Pool had 2/3 of the tiles replaced.
 - A concrete landing was constructed outside the tennis court.
 - New gutters on the clubhouse.
 - New trees planted. One to replace the old, rotted apple tree.
 - Clubhouse doors painted. Thank you, Patrick Eelnurme.
 - There are several other projects that require an outside contractor, and we are having trouble finding any to provide bids. If you know of any, please pass their information along to Chuck.

- Gate Audit: This year we conducted a gate audit to ensure the safety & security of the community. This is the first time this has been done so we are trying to identify years of lost unreported gate cards.
 - The audit was supposed to end July 15, but participation was less than half the membership, so we extended it to allow more time for participation.
 - The form will remain available on the member section of the website until October 31, if you have not registered your gate cards please do so or your access to the community could be interrupted.
 - Chuck will not do the audit for you. We are trying to identify the cards physically in your possession. If you have a card without visible numbers, get with Chuck to have the card replaced and then register it.
- Reserve Study
 - A more comprehensive reserve study was completed in house by Todd.
 - This identified many systems that were not accounted for in the '23 study.
 - Based on the study we need to be spending approximately \$80K per year on Snowline infrastructure. Currently we are spending \$40-60K.
 - Many of the buildings, courts, roads are showing their age, and every building currently needs repairs to get them to a maintainable state.
 - The goal with this study is to produce a plan to avoid special assessments. We set a goal of \$100 per lot from dues that will be allocated to these projects, but the '25 budget only accounts for approximately half of that amount. This means that future budgets will need to increase dues to ensure we can properly maintain our aging infrastructure.
- I would like to thank Chuck & Evan for their continued commitment, hard work & dedication to the community. There is a lot that goes on behind the scenes the many of us do not see but we all benefit from.

f) CAPITAL PROJECTS – Todd Schuh

- Road edge brushing project
 - This project is ongoing and to date all the roads in Division 1 have been brushed and overhanging tree limbs removed.
 - To date, with in house labor we have hauled away 10-13 dump truck loads of brush which will help reduce our fire risk, degradation of the roads and help with snow build up in the winter.
 - This project was slightly over budget by \$440.00 and we also got a firewise grant to cover about \$2,200.00 in addition to the CAPEX budget.
- Boardroom flooring, windows, lighting
 - The “boardroom” is also used for staff breaks, storage, social events, and additional office space.
 - The efficient windows & lighting will help with energy cost and laminate flooring will eliminate the tripping hazard presented by the old carpet.
 - This project used in-house labor as well as 40 volunteer labor hours donated by Mt. Baker Construction to help minimize cost to the community.
 - This project was \$3,754.75 over the \$7,500.00 budget
- Road edge grading project
 - Because of the Zply fiber project and associated delays, the board decided to not move forward with this project in 2024.
 - Some of this money will be utilized to rebuild the rotted supports on the caretaker lodge front porch and to cover the over budget items on the other CAPEX projects.
 - All remaining funds will be deferred back to the Snowline savings account.
- 2025 Projects
 - Paving happens on 3 year cycles and normally during paving years CAPEX projects are limited.
 - Road edge brushing. This will complete division 2 of the project and then will be maintained with in-house labor after that.

g) RULES AND REGULATIONS – Derek Rubio

- The Rules and Regulations Committee met on 3/12/24 and 6/11/24 with all committee members present.
- The committee identified the Motions that are presented in this AGM with the objectives of 1) bringing sections of the bylaws into compliance with Washington State law and 2) allowing the Administration to more effectively conduct Club business.

h) SUSTAINABILITY – Jackie Eelnurme

- This committee is responsible for reviewing activities within the common Snowline areas to ensure a sustainable community for balanced access for all owners.
- Snowline has 85 cabins that offer short or long-term rentals which is ~28% of the community. 100% of members may begin renting at their discretion.
- This year we've been conducting a monthly audit, comparing Form 2 registrations against online reviews. Those with reviews that didn't have a registration to match received a warning letter for their first offense and fines for future offenses. The goal is to get everyone completing their Form 2 registrations prior to their guest departure.

i) INFORMATION TECHNOLOGY – Marcel Laforce

- **Network**
 - The Snowline network has continued to evolve over this past year. The main ISP for Snowline is Starlink with Ziplly DSL providing backup (see below for information on Ziplly Fiber). While Starlink provides significant bandwidth improvements over Ziplly DSL, we live on the edge of a national forest and maintaining a constant connection with moving satellites can be a challenge. That said, the current position of the dish is providing acceptable coverage.
 - Wifi coverage has been expanded, providing coverage around the pool, within the clubhouse, and improved parking lot access. We will monitor coverage throughout the year and if need be, add additional coverage points.
 - While last year's budget included funds for a Clubhouse hosted weather system, this addition was delayed to next year, due to the need to develop a Members Portal (see below).
- **Website**
 - The Snowline CC website has been completely reworked and should be easier to navigate and utilize.
 - Members are encouraged to frequent the website and make use of such features as the member forum as well as the document repository.
- **Member Portal:**
 - Snowline CC has hired an external contractor to port / reskin the Member Portal. This portal will allow owners to administer their cabin membership as well as view and pay any invoices. Snowline is able to leverage the initial work invested by Mt. Baker Rim by utilizing the same contractor, saving significant funds.
- **Ziplly Fiber**
 - The installation (roughly \$2 million) is fully covered by a small community grant. There is also no cost or installation fee to bring fiber from the road to your cabin.
 - Individuals who choose to sign up for service now (or once fiber is ready in Snowline) will only pay the cost of the service itself. There are 3 plan options, depending on your internet speed needs, varying between \$20-\$60/month..
 - People can also opt to have the phone number associated with their landline (the 360-599-XXXX number) ported to fiber and then cancel their landline service, relying on fiber for IP phones.
 - Expected completion date is end of the calendar year with more information being posted on the SnowlineCC.com website.

j) COMPLIANCE REPORT – Delivered by Jackie Eelnurme on behalf of Jon Russell

- 2024 (January – October) Warning and Citation tallies:
 - Unregistered guests 61
 - Illegal parking 13
 - Double-gate entry with break 8
 - Disturbing the peace 8
 - Illegal trash/dumping 5

- Dog off-leash 4
- Illegal Campfire 3
- Speeding 3
- Reckless driving 2
- Gate break 1
- Unlawful entry through exit 1
- Littering 1
- Vandalism 1
- Unsightly conditions 1

- Citations are issued to members; they increase in cost with recurrence.
- Citations can be challenged at the next Board Meeting; email the Secretary ahead of the meeting if you intend to do so to get on the agenda.

15. Proposed Amended & Restated Bylaws of Snowline Community Club (2/3 majority vote). The revised Bylaws proposed for Snowline Community Club and a background are available on the community website www.snowlinecc.com. and a copy is in the Snowline Clubhouse.

- **Motion 1:** That Section 4.1 Form of Association, of the existing Bylaws be deleted in its entirety and replaced with the following new Section 4.1:
 - 4.1 Form of Association
The Association is a non-profit corporation governed by the provisions of Chapter 24.03A RCW (the "Corporation Act"), the HOA Act and other applicable law including those sections of Chapter 64.90 ("UCIOA") made applicable to the Association by operation of law.

Motion by Rowena Hall Lot 200 and seconded by Terry Pearson Lot 250. Motion carried.

- **Motion 2:** That Section 4.2 Law Governing Association, of the existing Bylaws be deleted in its entirety.

Motion by Jen Martin Lot 157 and seconded Tom McPharlin Lot 272. Motion carried.

- **Motion 3:** That Section 4.7.2 Annual Meetings, of the existing Bylaws be deleted in its entirety and replaced with the following new Section 4.6.2:
 - 4.6.2 Annual Meetings. The annual meeting of the Members of the Association shall be held in the third or fourth quarter of the fiscal year at such date, time and place as the Board shall determine. The purpose of the annual meeting shall be to review the activities of the Association during the prior year and to discuss plans and proposals for the current year, to elect Directors if not already elected without a meeting as provided herein, and to transact any other business as may properly come before the meeting.

Motion by Terry Pearson Lot 250 and seconded by Deana DeMartin Lot 110. Motion rejected.

- **Motion 4:** That a new Section 4.7.5.1, Alternative Voting Procedures be added to the existing Bylaws to read as follows:
 - 4.7.5.1 Alternate Voting Procedures. Whenever a vote or consent of the Owners is required for purposes other than budget ratification or removal of Directors, the Board may decide that in lieu of voting at or during a meeting of the Members, voting shall be conducted by mail, electronically, or otherwise, in accordance with this Section.

a)Voting by Written Ballot. Voting outside of a meeting may be conducted by written ballot in accordance with this Section. To ensure authenticity, written ballots shall require identification of the voting Owner's Unit or address, the Owner's signature, the Owner's printed name, and the date the ballot was signed. Written ballots may be returned to the Association or any designated agent thereof by any method specifically designated in the notice of such vote, including, but not limited to, mailing, shipping, hand delivery to a designated agent of the

Association, deposit in one or more ballot boxes located on Association property, facsimile to a phone number provided in the notice, email of a scanned or photographed copy of the consent or ballot to an email address provided in the notice, or any similar method approved by the Board.

b)Voting Electronically. Votes may be conducted or registered electronically so long as:

(a) Owners are given clear instructions on how to vote;

i.) the voting platform (website, app, software program or the like) requires identification of the voting Owner's Unit or address, the Owner's name, and the date the vote was registered and provides some indicia of authenticity for each Member's vote, such as an electronic signature, or unique voting code; and

ii.) each Owner's vote, demonstrating compliance with all of the conditions above, can be reproduced in a tangible medium.

Motion by Hilary Wilkinson Lot 9 and seconded by Gareth Hall Lot 200. Motion carried.

16. NEW BUSINESS

- Patrick Eelnurme Lot 44 commented on the ongoing lobbying efforts of past and present Boards that influenced the current arrival of fiber interest in Snowline.
- Ron Kessler Lot 60 asked for clarification on Form 3.
- Lisa Staton Lot 302 commented on new member onboarding processes.
- Ryan Larimer Lot 264 commented on rental fees and registrations. This was further commented on by Andrew Campbell Lot 72 and Hilary Wilkinson Lot 9.

17. ANNOUNCEMENT OF RESULTS OF ELECTION

ELECTION OF SNOWLINE COMMUNITY CLUB BOARD OF DIRECTORS

- The following members have been elected to serve on the Board:
 - Carola Heavyside
 - Mo Alhussaini
 - Jackie Eelnurme
 - John Ennes
 - Todd Schuh
 - Sharon Westling
 - Kathleen Lange
 - Terry Pearson
 - Deana DeMartin

PROCESS OF COUNTING BALLOTS:

- The ballots were received at the registration desk.
- The Inspectors of Election Beverly Albinet, Katie Mangum, and Zina Weston: counted the ballot twice and presented it to the Secretary, certified the accuracy, and signed off the results at 1:45 PM.
- The Secretary certified the validity of the results and signed off.

18. ADJOURNMENT

At 1:53 pm Rob Weston declared the 55th AGM adjourned.

President: Jackie Eelnurme

Secretary: Derek Rubio