

Rimfire Lodge Condominium Association, Inc.
Minutes of an Annual Meeting of The Owners
May 28, 2005

- I. Prior to calling the meeting to order, Gary Spiers introduced the members in attendance from the Snowshoe Housekeeping Department that included Jeff Gee, Hazel Auldridge, and Shannon Morgan. Owners were invited to stop by the housekeeping booth set up in the Greenbrier Conference room at Allegheny Springs to answer any questions that owners may have or if they were in need of any housekeeping assistance of any kind. The Meeting was called to order at 9:00 AM in the Allegheny Springs Williams A&B Conference Center at Snowshoe, WV.
- II. Roll call was taken. Owners in attendance and by proxy represented 48% of the total vote. The declaration defines a quorum as 20%. A quorum was present. A detailed attendance list is included at the end of these minutes.

III. Water and Sewer Developments

JD Morgan representing Snowshoe Mountain Inc. made a power point presentation related to developments in the community related to water and sewer expansion. He stated since this is one of the greatest increases in condominium budget's, Snowshoe felt it important to update owners on the specifics related to upcoming cost increase. Highlights of the presentation are as follows:

Pocahontas Service District has proposed a 1.5 million gallon facility that will service the regions on highways 219 and 66 close to the mountain, as well as the top of the mountain.

Snowshoe has agreed to donate its customer base, collections system, and portions of the existing wastewater treatment system. The collections transfer is likely to occur in calendar year 2005. Snowshoe is also donating various filtration, tankage and equipment to the PPSD.

The customer base did not qualify for a grant, so a 40 year, 0% interest rate was funded by WVJIC which funds about ½ of the project.

The relevant issue to the Rimfire Lodge Owners is the rate change schedule. There is an interim rate that is roughly a \$10,000 increase over the current prior year budget for the collection of all units in the building. This rate represents roughly ½ of the budget year on the increased fee schedule. The Sewer and Water expense is currently paid by the HOA through an owner's condo fees, and allocated based on unit size.

- IV. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED that the minutes of the Annual Meeting of the Owners on 6/16/04 be approved.

V. Financial Report 2004-2005

Kandy Ramos went over the highlights of the current year financials, which included an estimated \$25,000 carry over, from the 2004-2005 budget. Approximately \$10,000 of this was allocated by the Board for a new garage door and the remainder would be rolled over to the next fiscal year to minimize condo fee increases.

Other major current financial items discussed included:

1. The Net Income was \$25,327 more than budget during the fiscal year of 2004-2005 (Total budget for condo fee/main reserve was \$557,451).
2. Revenues were \$2,718 more than budget due to the collection of late payment fees.
3. Residential Exp. were \$14,181 less than budget. Propane was \$11,000 less than budget.
4. Hot tub repairs and maintenance were \$4,000 less than budget.
5. Common Exp. were \$698 more than budget due to higher cost of snow removal.
6. Shared Exp. were \$6,858 less than budget due to reduced cost for cleaning and janitorial and savings in electricity.
7. Reserve Expenditures were \$1,864 less than budget.

An inquiry was made in reference to snow removal costs of gated parking and garage parking. This led to a lengthy discussion regarding the challenges in providing reserved parking in the garage and the needs for a better plan to manage this guest amenity. In the interim, Karen Kelly announced the new capacity of software systems now being installed at Snowshoe that could enable Snowshoe the ability to incorporate a parking fee into the guest charges for parking in the Village at \$6.25 per bedroom/ per day. She requested the HOA's willingness to apply this charge to their guests:

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED that the Rimfire Lodge rental guests be charged a fee of \$6.25 per room per day for Snowshoe rental guests staying at Rimfire Lodge. This fee will be included in the rental rate as opposed to showing as an extra charge on the guest receipt.

VI. Budget Highlights from 2005 / 2006 Budget include:

1. An average increase of 1% is recommended by the board for Condo Fees + Maintenance reserve (for a total increase of \$6,127)

2. The expense increases are from Water and Sewer (+\$30,000), Cable TV \$4,500 & Insurance (\$3,500).
3. Cost efficiencies achieved include: Telephone Contract savings \$4,400 and Propane \$13,500. There is a carry over from last year for \$15,000 that will be used to fund expenses

VII. Investments

Kandy Ramos and Dave Walters then gave the membership a brief update on the HOA Investments- Total Market Value as of 5/23/05 totaled \$391,425. The total of Vanguard Mutual Funds was \$302,544. Of this total, 52% is invested in a stock fund, 25% in a bond fund, and 23% in a money market fund. In reference to returns, the cumulative total return on the stock and bond funds were 12.14% and 14.15% respectively with a total average return of 12.78%.

VIII. Warranty / Maintenance

Kris King, the Snowshoe Customer Experience Representative representing Placemaking, spoke on the process of resolving any outstanding warranty issues. His update included the following:

1. Last year, Snowshoe Property Management, Intrawest Placemaking and the Board worked to resolve water penetration issues that have existed since the building inception. Water had been penetrating the building and specific units from poorly draining decks, around A/C units, into stairwells, and through other flashing and transition areas. This project fell under a construction warranty and was funded by Intrawest Placemaking.
2. Twenty-six decks were repaired. This included re-grading the decks, replacement of damaged wood and sub-flooring, re-building the transitions, and replacing the sliding doors. There are still six decks, with water pooling issues that need to be addressed. Initial remediation efforts have not been successful, but the decks are not leaking into the building.
3. Flashing and trim was replaced around thirty-seven A/C units.
4. Flashing and weather-proofing at various building transitions and vents was redone, as well as some roof and siding repairs.
5. There is still a leak in stairwell #1.

Intrawest will continue to address these remaining few issues in the coming months to the satisfaction of the HOA Board.

An inquiry came from the floor asking about the resolution of the trap primer failure problems within the building since it had been built. Dave Walter's acknowledged that the Board was aware of this outstanding issue and had every intention of bring this issue to resolution in the future.

Gary Spiers then spoke about several current and coming maintenance initiatives which included:

1. Spring Garage Clean Out and Paint was completed in April
2. New Hot Tub Heater was installed during the winter season
3. Fresh Paint has been applied in elevator landings and hallway areas around the Guest Room doors as well as the metal doors and window frames on the parking deck.
4. Fire Extinguisher Cabinets are being replaced with a model that is more resistant to damage and vandalism
5. Lobby Stairs Runner will be replaced this summer. The product must be custom made.
6. Slate Floors were recently sealed and have an attractive finish
7. Rolling Garage Door has been ordered and will be installed in June
8. Dry Sprinkler System Improvements are underway. This is an effort to reduce the number of pipe breaks that occur in the winter.
9. Discretionary Maintenance Program for 2005. A letter will arrive with the June condominium statement which will offer the owners an opportunity to participate in group purchases of carpet, blinds and air conditioner maintenance.

Other items brought to the attention of the Board related to needed repairs with the health club sauna, missing signage and some missing siding pieces. An owner asked for assistance in getting his Snowshoe phone repaired.

IX. Marketing Committee Update

Beverly Walter's and Ed Ward gave a membership a brief presentation on the Marketing Committee's accomplishments over the past year and also initiatives for the coming months:

1. RimfireLodge.com had an excellent first year! During the last month alone, RimfireLodge.com had 425 visitors.
2. The RimfireLodge.com homeowners section has 36 registered users, and the Homeowner's Forum has 189 posts.
3. Initiatives for 2005/2006 include: 1) improving search engine placement (the key is getting other websites to link to RimfireLodge.com), 2) enhancing the homeowners forum (new features), 3) enhancing website content and 4) researching internet listing services (for lodging).
4. To promote the Rimfire Lodge "Light your Fire" logo, the Marketing Committee created "FireWear" (T-shirts, Caps, Golf shirts) and sold 50 items last year.
5. "FireWear" sales are currently the only source of funding for the Marketing Committee (the more we sell - the more we can do).

6. The "FireWear" program will continue, and the "Light your Fire" logo will expand to a new line of drink coasters (placed in rooms, etc.)
7. Guest Service initiatives last year included the creation of the guest check-in sheet and the installation of the yellow emergency house phones. We have also had discussions with housekeeping, and we are developing a plan to better manage the parking garage.
8. Snowshoe initiated a homeowner guest referral program last winter. If a homeowner refers a guest to Rimfire Lodge, that homeowner receives a credit for 10% of the lodging. "Making Tracks" brochures are available with referral stickers on them.
9. This year, the marketing committee plans to work with our commercial tenants on joint marketing initiatives, which may include joint coasters, promotions, guest discounts and representation on RimfireLodge.com.

X. Elect Three Board Members

A. The Declaration allots the owner of the commercial units 80 votes. Cumulative voting is allowed only for the election of the Executive Board. By casting all of its votes for one person, the owner of the commercial units will always be able to elect one member of the Board. Karen Kelly represents Intrawest/CNL, the owner of the commercial units. She will continue to serve on the Board with the commercial unit vote.

B. Motions were requested from the floor requesting any nomination for the remaining two Board seats. No motions were made. The current Board residential owners of Dave Walters and Jim Lanter expressed the willingness to serve on the Board an addition term. With no other nominations, by acclamation of all those in attendance in the meeting, it was

RESOLVED that Dave Walters and Jim Lanter be nominated and elected to fill the two available seats on the Executive Board.

1. The efforts of the Executive Board and Marketing Committee were then discussed. The dedication and service to the association were noted. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED that the each member of the Executive Board along with Bev Walters and Ed Ward of the Marketing Committee be provided with a HOA purchased owner's pass.

XI. Sprung Structure

Karen Kelly notified the members of the planned Sprung Structure being planned for the Shaver's Center parking area . This structure

would enable Snowshoe to accommodate larger groups of conference guests and if proved successful, will justify larger investments for a conference center in the future. This structure will be very nice and have multiple use capacities included the ability to dine up to 800 people at one time.

XII. Meeting Adjourned

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED that meeting be adjourned at 12:15 PM.

Proxy List

<u>Unit #</u>	<u>Home Owner</u>	<u>Proxy</u>
Unit 410/411	Roy Gignac	Jim Lanter
Unit 412/413	Roy Gignac	Jim Lanter
Unit 302	Robert Pooley	Dave Walters
Unit 461	Louis Dommer	Dave Walters
Unit 346	George Little	Dave Walters
Unit 453	Lisa Gallimore-Grubb	Karen Kelly
Unit 206	Terri C. Justice	Dave Walters
Unit 357	Chris White	Jim Lanter
Unit 248	Chris White	Jim Lanter
Unit 358	Chris White	Jim Lanter
Unit 458	Chris White	Jim Lanter
Karen Kelly	1 Total Proxy Vote	
Jim Lanter	6 Total Proxy Votes	
Dave Walters	4 Total Proxy Votes	

Attendee List:

<u>Owner Name</u>	<u>Unit Number</u>
Beverly & David Walters	406
Ed Ward	252
Henry Dietzel	247/307/311
Scott Huberty	220
Robert Brese	325
Drew Cooper	359
Kent & Anna Smith	159
Clarence Perkinson	345
Byron Harris	253
Howard & Linda Melton	242
M. Gayle Boyette	148
Edward Boren	142
Alan Leberknight	425
Terri Mohnacs	360
Dale Read	342
Roland Millican	456/457
Martin Conway	447
Fawn Nelson	321
Rex & Bonnie Ostrander	205
Fred Wieland	303
Glen & Mary Ann Speakman	459

Others in Attendance:

Karen Kelly	Executive Board Member – VP of Hospitality
Jim Lanter	Executive Board Member (Attended via telephone)
Jeff Gee	Director of Lodging – Snowshoe Mountain
Kris King	Intrawest Placemaking – Resort Developer
J.D. Morgan	Director of Finance – Snowshoe Mountain
Kevin Wingfield	Property Manager – Snowshoe Mountain
Gary Spiers	Project Manager – Property Management
Kandy Ramos	Snowshoe Controller
Hazel Auldridge	Snowshoe Housekeeping Manager
Shannon Morgan	Snowshoe Housekeeping Manager
Kae Griffith	Lead Accounting Clerk – Property Management
Chanda Hill	Admin.Assistant/Accounting Clerk –Prop. Mang.

