

**Schweitzer Property Owners  
Board Meeting Minutes  
Friday, October 21, 2011  
White Pine Lodge Great Room**

Meeting was called to order at 4:06 p.m. by President Bill Alexander at the White Pine Lodge Great Room.

Members Present: Bill Alexander, Jill Garrett, Lyle Hemingway, Bob Landwehr, John Oldfield

Members Absent: Mel Bailey, Roger Bosley, Ev Coulter and Kent Lawson  
A quorum exists

John Oldfield requested to add an item to the agenda under "New Business" to discuss "Bonner County Property Rights Council" and Bill Alexander stated he had also added an item to the agenda since the last mailing under "Treasurer's Report", "Approve Brian Jensen's Accounting Contract".

**Secretary's Report:**

A motion to accept the minutes for the SPO Board Meeting on July 9, 2011 as written was made by Bob and seconded by Lyle and passed unanimously. Bill, Jill and John met to turn over the Secretary's material to Jill. Bill stated he will organize and give Jill other documents, such as insurance policies to keep in the secretary's file for continuity.

John commented that Jill will evaluate the Dictaphone and let the Board know if she finds it useful when writing minutes. The Dictaphone she used at the meeting is John's. It was agreed by the SPO Board that one would be purchased if found useful.

**Treasurer's Report:**

Bob stated the Bank Balance as of 10/17/11 is \$33,130.46, \$8,000 of that reflecting members signing up for snow plowing. Deposits since 7/9/11 (last meeting Bob attended) \$18,323.50.

Bill noted a few members were delinquent in July for snowplowing, he sent a friendly reminder and all are now current.

**Member Renewals** - 492 paid so far, 25 subscribers haven't renewed contracts for snow plowing. Bill commented SPO will probably end up with an estimated 90-95 contracts and approximately 560 members.

**Approve Brian Jensen's Accounting Contract** - Brian Jensen will give Bob quarterly accounting reports in the future, he is converting over to Quick Books. The SPO has never had a formal contract with Brian, but will now, a CPA type agreement, \$175/month includes all services exhibited on final page of the contract.

Annual fee \$2,100/year as compared to \$2,000/last year.

Bill recommended the Board approve the contract as presented, John moved to approve the contract, Lyle seconded, the motion passed.

### **Committee Reports:**

**Snow Plowing** -Woods' Review – Kent and Bill reviewed Woods' services in July, Bill sent the review to all Board Members, this year's snow plowing rates will remain the same as last year.

Bill previously e-mailed and phoned regarding Woods' contract and approval was given in August, however, he wanted to formalize it in the meeting, John moved to approve the contract, Lyle seconded, and it was approved.

John will meet with Brian to look at ski trail markings.

John brought up the street renaming and building renumbering per Bonner County 911. It is thought that Woods knows where to plow regardless of names and numbers, if problems arise, the Board will ask Kent to help.

The Plowing Coordinator's Contract was also approved via e-mail but Bill requested the Board formally approve it at the meeting. John motioned and Lyle seconded, it was approved unanimously. In summary, the contract says the SRD will pay Nov 1 to April 30 and the SPO will pay May 1 to October 31, \$500/ month paid on a monthly basis.

**Subscriber Billing** - Letters went out with subscriber agreements. Renewals and a separate letter went to everyone on the mountain encouraging owners to join SPO and let them know what our organization has accomplished.

**Ski Access Trails** -The SRD Board approved a trail to get down to NW Passage. Access will be available for anyone below the Chapel. Map was viewed of proposed Chapel trail and trail from Schweitzer Creek to Telemark Trail.

### **Communication and Database:**

**Database** – John's son was not able to produce what was expected, the Board will look elsewhere. Bill will talk to Brian Jensen regarding what he can do to help with database management.

**E-Blasts** – John reported that our E-blast system was moved to Mail Chimps, a fee service. We were not getting undelivered message reports in a useable form, AOL was black listing us for improper bulk mail format, the SISNA system was difficult to maintain, and attachments may run into a real problem in bulk mailings in the near future. Mail Chimp solves these problems and is "easy" to use. The mailing lists are self-maintaining in that people can add or remove themselves to the list as well as update their email addresses and physical address into it. The President, Vice President, Secretary, and web site maintenance person will be authorized to send E-Blast and maintain the mailing list. Anyone can add themselves to the list by following a link on the left hand side of all pages on the SPO web site. The cost is \$8.50 per month. The board would like to create a SPO logo to use on the E-Blasts and other SPO documents.

**Transfer Station** - Bill has a County modified Memorandum of Understanding (MOU). The County appears to agree to do pick up and disposal of trash and will provide dumpsters and \$250/month maintenance fee. The MOU requires a larger concrete pad than is needed based on Waste Management's desires. The transfer station should be ready next spring, the SRD, SPO and SMCA will all kick in money (SRD – \$8,000, SPO - \$5,000, SMCA - \$5,000). In addition, since the site will be smaller than originally anticipated, costs may diminish.

**Fire District** - Bill discussed the Crystal Court pass through road, large emergency vehicles have not been able to drive on it in the past. SRD and Spires will be involved in the plan as it will provide access up Mogul Hill Road. Bill also updated the Board on the construction project at the fire station; a meeting room is planned and will be available for community use. It should be completed next summer or fall. New equipment includes an ambulance and the fire station has an agreement with Woods to park equipment and store sand to make plowing easier at Schweitzer.

**Roads** - Bill reported that the plowing contracts are in place, the last portion of Ullr has been paved and Slalom will probably be paved next summer. Some properties have had drainage problems, which should be dealt with by the individual properties. SRD recently passed a motion for "\$100,000 set aside for road improvements. The IHD will plow the main highway this year as opposed to Woods. They will begin to use sodium chloride next year, and should have the road safe to travel by 6:00 a.m. for the school bus.

### **Old Business:**

#### **New Committees:**

**Summer Recreation** – The Resort would like SPO to become a resource for summer recreation activities by adding ideas to help develop summer business. Lyle suggested we think about ideas and table the discussion until our Spring Meeting, the Board agreed we are willing to support and will submit ideas.

**Membership Committee** – Jill Garrett has agreed to head a committee to increase membership. Bob indicated we must make our organization stronger and improve our influence in the community. We have become somewhat less important as snow plowing has been contracted out so we need to focus on our reason for being and share that to add value to the \$20 membership fee to keep our volunteer group going.

**Regional Transport System (SPOT)** – SPO approved a \$3,000 contribution to help fund the SPOT bus to run to the Red Barn to meet the Schweitzer buses. This is a trial, attempting to enhance service on evenings and weekends, and giving on-hill guests expanded dining experiences.

**Property Assessment** - John announced there has been a 10%-15% drop in tax revenues to the SRD as a result of lowered property values. The estimated revenue is \$185,000 this year vs. \$213,000 last year.

## **New Business:**

**SRD Budget** – The SRD had a budget hearing on July 26, 2011, but there is not a “workable” budget to date. John has developed a format that he will suggest to the SRD Board.

**Granite Peaks** – Has law suits pending, a few issues were sited by Lyle, design issue, airflow in the attic gets blocked; the driveway, built in 2008, was built in a public right-of-way which the IHD wants to remove. The water collection pond has a pipe in it, but the county is questioning if the pipe really exists so they may have to dig out; the property next door is alleging property lines are not as described in title (however, owners bought with clear title). At this point, Lyle sees nothing the SPO can do to support them but will advise in the future.

**Bonner County Property Rights Council** – John reported that Bonner County has formed a Property Rights Advisory committee to help protect individual property rights. They can recommend new laws to the commissioners; this may be an organization that can help Granite Peaks.

**Telemark Bridge Removal** – Bob talked about the new bridge that was agreed to by Mr. Brown but that was ripped out, as it was deemed “inadequate, dangerous and not built according to design”. It is being looked in to by the SRD if the bridge will be reconstructed.

**New Panhandle Bank Account** - Bill requested approval from the Board to open a separate bank account to keep a small amount of money in to pay for such items as Mail Chimp. The account name will be SPO Auto Payment Account. It will have on-line banking capabilities. The signers on the account will be the President, Vice President, Secretary, Web and Communications Director (John Oldfield) and Brian Jensen. John motioned to approve account, Lyle seconded, the motion passed unanimously. A second motion was made to have the same signers for our existing Panhandle Account, John motioned, Lyle seconded, all approved.

**SMR Neighborhood Map** – John has looked in to the cost of making a new map of the Schweitzer area. The cost is approximately \$2,000. It was discussed that perhaps the SMCA has a digital map that can be revised or Tom Trulock of Mountain Utilities may have one. We will further discuss at next meeting.

## **Next Board Meeting:**

**Sunday, January 22, 2012 at 3:00 p.m. at Bill Alexander’s Highland Condo Annual Meeting:**

Sunday, February 19, 2012 at 3:00 p.m., Schweitzer Chapel

The meeting adjourned at 6:58 p.m.,

Respectfully submitted by,  
Jill Garrett  
Secretary

