



Rimfire Lodge Condominium Association, Inc.
6175 Snowshoe Dr., Snowshoe, WV 26209
PO Box 48, Elkins, WV 26241

MINUTES OF THE ANNUAL MEETING OF THE OWNERSHIP
August 5, 2023
Rimfire Hearth Room @ 9:30 AM EST

Owners in Attendance
per Sign-in Sheet:

Trilby Stevens, 305
Anna Smith, 159
Cassie Blodgett, 254
Casey Sherman, 350
Vicky Farthing, 106
Kevin and Susie Elvin, 160/162
Kevin Montgomery, 101
Nic and Clare Sabio, 419
Melissa Lowe, 426
Abdallah Malouf, 145
Rebecca Strick, 303
Stephanie Dilly, Snowshoe Dir. Of Lodging

Owners in Attendance
Virtually:

Michael Chapman, 460
Manish Paliwal, 313
Bob Hall, 343
Caroline Dollard, Commercial

Others in Attendance
On-Site:

Dave Simmons, SRCD Chair
Lisa Cutlip, SRCD District Manager
Rachel Paynter, KT Bright CPA
Calista Walzcuk, KT Bright CPA
Britney West, KENT Management Group

Others in Attendance
Virtually:

Kathryn Bright, CPA
Elizabeth Miller, KENT Management Group

Call to Order

The meeting was called to order at 9:05 AM EST.

Certification of Quorum

A quorum was established with 20% of the ownership represented via proxy and in-person (93 total votes represented). Owners who were not able to attend the meeting in person were provided with Microsoft Teams meeting credentials to allow them to view and listen to the meeting presentation virtually.

Snowshoe Resort Community District Report (SRCD)

Dave Simmons (SRCD Commercial Seat and Chair) and Lisa Cutlip (SRCD District Manager) provided a report on the tax implementation and services provided by the District. They also stated they should have a 10 year "Strategic Plan" within the next few months and the district needs police officers. Lisa Cutlip stated that special project requests need to be filed with the proper request forms. Lisa presented challenges and troubleshooting steps regarding staffing/workforce issues. There was emphasis that the MTA/SSA is not related to the SRCD.

"State of the Rim", Update form the Board President, Kevin Elvin

Mr. Elvin gave a recap of maintenance items that had been accomplished in the prior year and reviewed the items listed under "Accomplishments" contained within the PowerPoint Presentation. Some basic questions about past and ongoing projects were fielded from the audience. Owners were told to make requests and complaints through email and proper request forms not on the Facebook page.

Financial Review & Ratification of Proposed FY2023-2024 Budget Board Election

Rachel Paynter gave a financial review of the fiscal year 2022-2023 through current financials as of 06/30/2023 and presented the budget for 2023-2024. Another virtual budget review meeting was offered earlier in the week to discuss the budget and current year financials in depth with Kathryn Bright, CPA. This budget resulted in a 5.91% average residential increase in dues and a 7.26% increase in dues for commercial units. With votes taken via proxy forms and in-person attendance there was 98 votes in favor and 1 vote against; the budget was deemed ratified via proxy by the ownership. A copy of the financial and budget presentation is included in the attached PowerPoint presentation.

Board Election

At the time of the meeting, there were three candidates running for the three positions on the Board. The candidates are as follows: Caroline Dollard (Big V Property Group, Commercial Units 1, 2, & 4), Kevin Elvin (Units 160 & 162), and Abdallah Malouf (Unit 145). With no nominations from the floor at the time of the election, Mrs. West announced via affirmation the newly elected Board: Caroline Dollard, Kevin Elvin, and Abdallah Malouf.

KENT Management Group

Britney West emphasized the new management company, KENT Management Group, which has taken management responsibilities as of July 1.

Other Business

Discussion of County implemented Health Inspection Certification/Fees occurred. The SRCD is working to dispute the position of local government via legal efforts.

Kevin Elvin provided a reminder regarding the Parking Garage Policy and the related RFID cards and appropriate contacts being Rimfire Maintenance.

Britney West reviewed reminders regarding Amenity Fees, Pet Policy and the Vendor & Contractor Policy.

Adjournment

With no further business, Rebecca Strick made a motion to adjourn the meeting at 12:06pm. Stephanie Dilley seconded the motion, and the meeting was adjourned.

Encl. 2023.08.05 Rimfire HOA Annual Meeting Presentation.pdf