

Mountainside Villas Owners Association
Board of Directors Meeting
June 8, 2013

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher (remotely), Frank Spielman, Mary Stracener, Wayne Shipman, William Tanner, Rhonda Griffith, Peter Stark and Jeff Reid

Absent: Mike Kuzma

Committee Members: Evynn Blaher, Larry Kent and Roberta Prees

Representing Management: Jocelyn Carl and Dale Goodman

The meeting opened with a motion to approve the minutes from the March 23, 2013 Board meeting. The motion was seconded and passed.

The Board moved into executive session to discuss personnel issues. Back in open session, Ken Irish reviewed the items discussed by the board including the merit pay scale and the percentage employees contribute to their health care cost. The merit pay scale will be reviewed again at the September board meeting. A motion was made to keep the percentage employees contribute to their health insurance cost the same across the board at 35%. The motion was seconded and passed. There was discussion regarding overall health care cost for MVOA in 2014. A 10% increase is being figured for budget purposes.

Executive Committee

No report

Treasurer's Report

Frank Spielman, Treasurer, stated that the investments remain the same with the reserve fund fully invested in the ten-year program and a face value is \$1,350,000. There are some short-term CD's that will be maturing this year. The collections report looks good and shows collections to date at 86.43% which is a slight increase from last year. Mr. Spielman reviewed the collection reports with the board. The statement of operations looks good and is within budget. Management continues to work on the 2014 budget. There are still some open issues with variables that will be finalized over the next couple of months. The budget committee will review the proposed budget again and make its recommendations to the board at the September board meeting. The proposed budget will then be submitted to the membership for approval at the Annual Meeting.

Membership and O & M Committees

Mary Stracener, Membership Chairperson, stated that maintenance is fully staffed and housekeeping has four vacancies. RCI scores remain high and are at gold crown level or above for all departments. The refurbishments and projects for this year are all on schedule.

Andy Blaher, O & M Chairperson, stated that the committees reviewed the 2014 capital plan. An update on the master bedroom TV replacement was given to the board. Mr. Blaher stated that muffin pans and crock pots are being added to the units.

Policy Committee

Peter Stark, Policy Chairperson, reviewed the proposed changes and merit pay scale. Management will continue to work on the proposal and a recommendation will be presented to the board at the September board meeting.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that Great Eastern has implemented a room charge capability for all of their associations, including the hotels. Great Eastern has received approval from the county to include timeshare accommodations in the Massanutten Station project at the foot of the mountain. The Climbing Wall has been set up at the Family Adventure Park on a more permanent basis. An update on staffing for the summer season was presented to the board. This is the fourth year that Great Eastern has housed international students to work through the busy summer season. Mr. Reid discussed the concierge desk responsibilities and the removal of the Vacationer newspaper from the check-in packets. Great Eastern is now selling in-house Massanutten points as an option to weeks at Regal Vistas and Woodstone. The points allow owners to purchase additional time at Massanutten Resort and can also be banked with RCI.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, stated that the three board members up for re-election in 2013 are Andy Blaher, Wayne Shipman and Mike Kuzma. Wayne Shipman will not be serving on the board next year. An article was placed in the spring newsletter asking anyone interested in serving on the board to contact Jocelyn Carl. An e-mail will also be sent to the membership in a couple of months requesting any interested owners to submit a resume to the association. To date, there has been one owner who has expressed interest in serving on the board. The closing date for accepting applications is August 17, 2013.

MPOA Representative

Wayne Shipman, MPOA representative, stated that the MPOA board discussed extensively the new dumpster location on Lanier Drive. A presentation on the proposed new website was also presented at the meeting.

Management

Jocelyn Carl, referred board members to her written report and commended the staff of MVOA. The art sale and occasional yard sales continue. Any unsold items will be donated at the end of the summer season.

Unit Disposition

Jocelyn Carl, reporting for Unit Disposition, stated that one hundred (100) letters were recently sent to property owners offering to deed their unit/week back to MVOA in lieu of foreclosure. MVOA received five (5) deed backs from the last batch. The remaining unit/weeks will be sent to auction at the end of August.

Capital Reserve

No report

No additional business was brought before the Board. The Mountainside Villas Owners Association Board of Directors Meeting adjourned at 11:30 a.m.

Recorded by Jocelyn Carl _____
General Manager

Submitted by Ken Irish _____
Association President

Submitted by Mary Stracener _____
Association Secretary