

Minutes of the Annual Meeting
of the Mountainside Villas Owners Association
November 9, 2013

The Annual Meeting of Membership of the Mountainside Villas Owners Association, Inc. was called to order by the MVOA President, Ken Irish, at 11:00 a.m. on November 9, 2013 in the lower level of the MPOA Administrative Building. Mr. Irish, acting as meeting chairman, welcomed everyone to the meeting and asked the board members to introduce themselves to the membership. Present at the Meeting were Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Rhonda Griffith, Mike Kuzma, Wayne Shipman, William Tanner and Jeff Reid. Director Peter Stark was absent. Mr. Irish appointed Mary Stracener as secretary for the meeting.

Mr. Irish called for proof of notice of the meeting. Jocelyn Carl, General Manager, certified that formal notice of the meeting had been sent to all owners of record by first-class mail on October 2, 2013. Jim Lecaldis and John Griffith, members, verified that they had received the notice. The letter was accepted and recorded by the secretary as proof of the notice, a copy of which is attached to and made part of these minutes.

Mary Stracener, board secretary, certified that the meeting was called to order with 12.3% of the total membership being represented in person or by proxy and that a Quorum was present in accordance with the by-law requirement for participation of more than 10% of the aggregate voting interest.

A motion was made to waive the reading of the minutes from the November 10, 2012 Annual Meeting and approve them as written. The motion was seconded and approved.

The Chairman presented the six candidates for the three seats available on the Board of Directors. Two current Board members are running for re-election. Board member, Wayne Shipman, elected to retire. The Chairman reviewed the candidate selection processes. In accordance with MVOA By-Laws only two candidates can be nominated per open Board position. The Nominating Committee's recommended six candidates were approved by the Board in the September BoD meeting. The six candidates were placed on the Ballot that was mailed to each owner. Consequently no nominations will be accept from the floor. Nominations were declared closed. Jim Lencalis and Thomas Little, MVOA owners, volunteered to be inspectors of the election. A motion was made to accept the inspectors by acclamation. The motion was seconded and passed.

The Chairman presented the established rules of order to ensure a smooth, efficient and democratic conduct of the meeting. Among the rules, only bona fide owners and valid proxy holders are allowed to vote and participate in any discussion. Anyone appearing on the ballot can withdraw his/her nomination.

The inspectors, assisted by Mary Stracener, counted the ballots. While the ballots were being tabulated, Mr. Irish asked the committee chairpersons to present reports to the membership.

Treasurer's Report

Frank Spielman, Treasurer, thanked the members of the budget committee, members of the MVOA management team and the Goodmanagement team for their support. MVOA is nearly a 4-million dollar operation and is currently in a very sound position. The year-to-date operating expenses are within budget. CEC collections to date have improved and are at nearly 92%

having exceeded all of 2012 collections. The reserve fund is approximately 1.1 million dollars and is primarily reserved for any capital emergencies. The funds are currently invested in US government backed securities and are laddered in a 10-year program. The board has approved to not reinvest the funds that are maturing this year but to rather invest the funds into the deck replacement program. The cost savings by purchasing deck replacement materials in bulk more than offset the interest that would have been earned re-vesting into government back securities.

Mr. Spielman presented the 2014 proposed budget to the membership. The proposed budget includes a CEC increase of \$10. The board believes the proposed budget is an executable budget and presents it to the membership for approval. A motion was made to approve the 2014 budget. The motion was seconded and approved.

O & M Committee

Andy Blaher, O & M Chairperson, stated that the deck replacement project is on track and going well. MVOA is on schedule with the planned capital budget for this year. The deck replacement project will continue through next year and is the main focus of the year, utilizing over 50% of the capital budget next year. Living room furniture replacement will also continue next year. The television replacement and new bathrooms will also continue into next year as part of the scheduled capital plan. Ceiling fans will also be added to the bedrooms at the time of the upstairs bath renovation. Unexpectedly, the main boiler in the laundry room needed replacement this year. There were also more refrigerator failures than anticipated; therefore, the amount of refrigerators scheduled for replacement next year was increased. Heat pump and water heater replacement is moving along. Preventive maintenance in the units exceeded the goals at 144%.

Membership Committee

Mary Stracener, Membership Chairperson, stated that MVOA had a great year and met the goals set at the beginning of the year. RCI scores have remained high. Ms. Stracener thanked the staff for a job well done and thanked the owners for showing an interest in their property by attending the meeting.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that they are currently preparing for the upcoming ski season and are in the process of hiring and training the seasonal staff. Construction of the Family Adventure Park is under way and should be completed during the winter season. In the spring of 2014, construction will begin for the new Ski School Building which will house the ski lesson program. Fall occupancy was strong. Great Eastern now offers an option of purchasing points or weeks for Regal Vistas and Woodstone owners through their in-house sales department. Reloadable, plastic gift cards will soon be available for purchase. An update on the recent 'GORUCK' challenge was presented. The event was well attended and a success.

Management

Jocelyn Carl, General Manager, thanked the board for their support and for providing what is needed to get the job done. Ms. Carl reported on the staff at MVOA stating that many employees have been with the organization for several years and are committed to the success of MVOA, which is evidenced by the high comment card scores. The staff participated in supporting various entities throughout the year such as the local food bank and tornado victims in Oklahoma.

MVOA owners will soon have the ability to pay their 2014 maintenance fees online via the Mountainside Villas web site. Jeremy Grogg, representing Goodmanagement, gave an update

on the new option for owners to pay their maintenance fees online using their Visa or Mastercard credit cards. Other services will be made available on the website in the future.

Unit Disposition

Mike Kuzma, Unit Disposition Chairperson, stated that the board has worked hard to accelerate and streamline collection efforts and reviewed the collection processes with the membership. Letters are now sent to delinquent owners offering the option of deeding the unit back to the Association in lieu of foreclosure, which saves money for the Association by eliminating collection and legal fees. An update on the recent foreclosure was presented. Mr. Kuzma proposed that the next newsletter include a list of the recent units acquired and sold by MVOA with their selling prices. The rental program processes were reviewed with the membership.

Election Results

Mary Stracener received the vote counts and announced the results of the election. The certification of election, signed by each inspector, is attached to the original minutes and made part hereof. The following results were announced:

| CANDIDATE | VOTES |
|-----------------------|--------------|
| Andy Blaher | 915 |
| Michael Kuzma | 801 |
| Wayne Ford | 552 |
| Vince Kaminski | 152 |
| Ram Mouli | 160 |
| Edmund Price | 510 |

Based upon the vote certified by the election inspectors Andy Blaher and Michael Kuzma were re-elected and Wayne Ford was elected to fill the vacant Board member seat.

Wayne Shipman elected to retire after 10 years of service to the Board, first as a committee member then a Board member and at one point serving as Board President. Ken Irish presented a plaque to Wayne Shipman recognizing his outstanding service to MVOA.

No additional business was brought before the Board. Mr. Irish declared the Annual Meeting adjourned at 11:50 a.m. He stated the Board members would return to announce the 2014 Board Officers following a short organizational meeting and distribution of door prizes. The Annual meeting was called back into session after the distribution of door prizes. In the organizational meeting it was decided by acclamation to retain the existing Board structure: The Board Officers for 2014 will be Kenneth Irish, President; Andy Blaher, Vice-President; Frank Spielman, Treasurer; and Mary Stracener, Secretary. The Board Meeting dates for 2014 were announced. The 2014 BoD meeting dates are attached.

The Annual meeting was then opened for comments and questions from the floor. Comments and questions were addressed and no follow up actions required by the MVOA Board or management.

Recorded by Jocelyn Carl _____
General Manager

Submitted by Ken Irish _____
Association President

Submitted by Mary Stracener _____
Association Secretary