

MOUNTAINSIDE AT ASSANUTTEN

Winter 2015 Volume 36 Number 1

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Peter Stark, Jeff Reid, Mike Kuzma.

Absent: Rhonda Griffith and Wayne Ford

Committee Members: Thomas Little, Evynn Blaher, Michael Robbiani and Roberta Prees

Representing Management: Jocelyn Carl and Jeremy Grogg, Dale Goodman

Visitors: Leslie John Habel, Alan Kovitz and Kenneth Roko

The meeting was called to order by the Board President, Ken Irish. The meeting opened with a motion to waive the reading and approve the minutes from the September 6, 2014 Board meeting. The motion was seconded and approved.

The Board moved into executive session to discuss personnel issues. Back in open session, Ken Irish stated that the board approved an increase in pay for Jocelyn Carl,

BOARD MINUTES

November 7, 2014

General Manager, effective January 1, 2015.

Executive Committee

No Report

Treasurer's Report

Frank Spielman, Treasurer, stated that MVOA has two securities maturing this year, which will bring MVOA down to an 8-year program. Mr. Spielman reminded the committee that MVOA has spent the extra money on the decks. Next year, MVOA will start replenishing the reserve funds. The financial reports look very good. Collections report from October, to date is at 91.8% which nearly matches last years. The collection rate for this year and last year are better than the three previous years. Mr. Spielman stated that MVOA has aggressively collected on delinquent accounts. The statement of operations indicate that MVOA is operating well within the budget and is \$15,000.00 to the good. Refurbishing's are a little over budget. Mr. Spielman stated

that at the annual meeting he would present the 2015 budget.

Membership Committee

Mary Stracener, Membership Chairperson, reported that RCI scores are excellent. The front desk is at 4.8%, Housekeeping and Maintenance are at 4.6%. Front Desk and Maintenance are fully staffed and Housekeeping is understaffed by three. Ms. Stracener stated that Cherril Dean, Rooms Division Manager, reported that all maintenance equipment has been checked and is ready to go for the winter season.

O & M Committee

Andy Blaher, O & M Chairperson, stated that MVOA is doing well on the Capital budget. The remaining two upstairs bathrooms scheduled for renovation this year and scheduled master bedroom televisions replacements will be completed by year end. The committee members have been researching options for replacing the electric fireplaces that are failing. The current budget does not support converting to gas inserts. So for the foreseeable future failed units will

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Board Minutes, continued from previous page

be replaced with new electric units. Mr. Blaher stated once the deck and entry step project is out of the way, the replacement of electric fireplaces with gas fireplaces will be reconsidered..

Policy Committee

No report

Great Eastern

Jeff Reid, reporting for Great Eastern, stated the fall numbers were strong, the transition into fall remains busy and they were getting ready for winter. They are in the process of hiring for the ski area and are looking at substantial amount of new hires for the season. Mr. Reid stated they didn't know when they would start making snow. The Snow Sports Learning Center is being worked on diligently to get windows and under roof for the upcoming snow, with completion of the project in March or April. Mr. Reid reported that the VP/General Manager, Mak Koebig will be retiring on the last day of this year.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, was not present and sent an email to the Board stating that the Committee was in recess.

MPOA Representative

Representative not present

Management

Jocelyn Carl, stated that Linda Chonko, HR Manager for MVOA, after thirteen years with MVOA has taken another HR position which is closer to her new home. The board proposed to present Linda with a plaque for her service; the proposal was seconded, and approved.

Unit Disposition

Jeremy Grogg, with Goodmanagement, stated that Great Eastern had agreed to purchase unsold units for the 2014 CEC value.

Old Business

Andy Blaher, stated the Budget Committee reviewed the current health care plan and the two new plans for employees which were presented at the September

meeting. Mr. Blaher stated that after doing a cost analysis, the old health care plan was costing \$92,865.00, to include life insurance. The new plan which was chosen with a new health care provider, would cost \$76,645.00. That is a decrease of \$16,000.00.

The owners voted to install washers and dryers in the units. The cost to accomplish the installation will be covered by a one time Special Assessment of \$125 per unit week. The failure to pay the special assessment will be treated the same as delinquent CEC's. If not paid, the unit owner will not be allowed to use the unit and the delinquent account policy will be invoked.

There was discussion on slow internet service. MVOA has been exploring different options. Two options were discussed. Option 1: Join with Great Eastern's yet to be finalized solution or Option 2: accept a proposal offered by Comcast. Comcast's offer provides a lower cost for faster service than we are currently receiving and could be implemented immediately. The one unknown in Comcast's offer is a potential construction cost to bring the fiber access cable to our facility. Comcast's proposal will let MVOA cancel if additional costs are incurred. A motion was made to sign the preliminary internet proposal with Comcast; the motion was seconded, and approved.

New Business

Dale Goodman, with Goodmanagement, discussed the water and sewer proposal brought forth by Massanutten Public Service Corp (MPSC). Currently, MVOA pays the same rate as Great Eastern and the MPOA owners, which is \$6.98 per 1000 gallons of water. MPSC states that the current rate schedule does not provide the funds to maintain and upgrade the aging water and sewer system that was built in 70's. The MPSC proposes a new rate schedule. The rates will go from one classification, to four classifications. The classifications will be: Residential, commercial, hospitality, and the Water Park. The proposal is to decrease the rates for Residential by 6%, increase hospitality (timeshare) and commercial by 23% and a separate rate for the Water Park. Steve Krohn, COO of Great Eastern, has asked that MVOA join with Great Eastern in the challenging the proposed rate increase for timeshare units. A motion



was made and seconded, with one abstention for MVOA to hire a water and sewer rate expert lawyer to consult on the proposed increase in rates.

With no additional business to be brought before the Board, a motion was made to adjourn. The motion was seconded and approved. The Mountainside Villas Owners Association Board of Directors Meeting adjourned at 6:30 p.m.



MINUTES OF THE ANNUAL MEETING OF THE MOUNTAINSIDE VILLAS OWNERS ASSOCIATION NOVEMBER 8, 2014

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 8, 2014 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, Mike Kuzma, Peter Stark, Wayne Ford, and Jeff Reid. Director Rhonda Griffith 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 03, 2014. 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 over 13% 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 09, 2013 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. 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 accepted from the floor. Nominations were declared closed. Mark and Vicky Lyman, 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 approximately a 4-million dollar operation and is currently in a very sound financial position. The year-to-date operating expenses are within budget. CEC collections to date have improved and are at nearly 91.75% having matched last year's 2014 collections. The reserve fund is approximately 1.35 million dollars and is primarily reserved for any capital emergencies. The funds are currently invested in US government backed securities and are laddered in an 8-year program. We have allowed in the 2015 budget to replace money spent



In the 2013-2014 deck replacement program, which is almost complete.

Mr. Spielman presented the 2015 proposed budget to the membership. The proposed budget includes a CEC increase of \$15 to \$455 per unit week.. 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 2015 budget. The motion was seconded and approved.

O & M Committee

Andy Blaher, O & M Chairperson, stated that it has been a successful year. MVOA has executed the Capital Plan as outlined for the year. Master bedroom television replacement was completed this year. Additionally upstairs bathroom renovations, ceiling fans added to master and spare bedrooms, Jenn Air and kitchen appliances replacement were done and remain a work in progress. Deck replacement has been a primary focus and will be complete by the end of the year. The focus for next year will be on the entrance steps. The deck and step projects are requiring more than half of the funds allocated in the capital plan.

MVOA maintained Gold Crown scores throughout the year, even with the unforeseen staff shortages in maintenance and housekeeping. Most complaints received concerned the slow internet speed and lack of unit washer and dryer. Several options have been investigated for increasing internet speed. A solution should be available with next few months. The washer and dryer initiative was presented to the membership for vote this year and passed. Washers and dryers will be installed in the units over the course of the next two years. In addition to the Special Assessment of \$125 to cover the purchase and installation costs there will be a \$5 impact on the CEC, which will not be impacted until the 2016 budget.

Comments about the washer and dryer from the floor were addressed.

Membership Committee

Mary Stracener, Membership Chairperson, stated that RCI scores are awesome and well over Silver Crown status. Ms. Stracener thanked the staff for a job well done and reminded the owners to please take a moment

to comment on what they like or dislike about something about thier unit so that the staff can take care of it.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that fall occupancy was strong, they are currently preparing for the upcoming ski season and are in the process of hiring and training the seasonal staff. Construction of the Snow Sports Learning Center is under way and the goal for this project to be completed is the spring of 2015. Mr. Reid welcomed Mathias Smith as the new VP and General Manager for Great Eastern, as Mak Koebig, current VP and General Manager will retire at the end of 2014.

Management

Jocelyn Carl, General Manager, thanked the board and everyone for coming. Thanked owners for the comments left after their stay and let them know all their comments are read and very much appreciated. Ms. Carl reported on the staff at MVOA stating that many employees have been with the organization for several years and thanked them for their commitment 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, giving Christmas presents to needy families and helped the SPCA in a time of need by bringing bags of dog food.

Unit Disposition

Mike Kuzma, Unit Disposition Chairperson, stated that the board has worked hard with the help of Jeremy Grogg, representing Goodmanagement 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. Mr. Kuzma stated that sending the letter to delinquent owners has worked out nicely.

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 minutes and made part hereof. The candidates are: Rhonda Griffith, Frank Spielman, Starkey Cowand, Leslie John Habel, Alan Kovitz, and Kenneth Roko.



Based upon the vote certified by the election inspectors Rhonda Griffith and Frank Spielman were re-elected and Kenneth Roko was elected to fill the vacant Board member seat.

No additional business was brought before the Board. Mr. Irish declared the Annual Meeting adjourned at 12:40 p.m. He stated the Board members would return to announce the 2015 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 2015 will be Kenneth Irish, President; Andy Blaher, Vice-President; Frank Spielman, Treasurer; and Mary Stracener, Secretary. The Board Meeting dates for 2015 were announced. The 2015 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.

The Annual meeting of the MVOA was formally adjourned by a motion made and approved.

SUMMARY OF BOARD'S ORGANIZATIONAL MEETING

The following were elected to serve for 2015:

Kenneth Irish – President
 Andy Blaher – Vice President
 Frank Spielman – Treasurer
 Mary Stracener – Secretary

A schedule for the 2015 Board of Director meetings and Annual Meeting was approved.

Saturday March 28, 2015 – 10:00 a.m.

Saturday June 13, 2015 – 10:00 a.m.

Saturday September 12, 2015 – 10:00 a.m.

Friday November 13, 2015 – 5:00 p.m.

**ANNUAL MEETING
 Saturday November 14, 2015**

2014 REAL ESTATE TAX AND PERSONAL PROPERTY TAX PER UNIT/WEEK OWNED \$21.23 ANNUAL BILLINGS

The annual courtesy CEC statements were mailed in November. If you have not received your 2015 statement, please call **(866) 875-1383** to request a copy. Even if you did not receive a statement, you are still responsible for the CEC payment and for late fees that will be assessed on January 31, 2015. **Notice of address change is the responsibility of the owner.** Below is the billing schedule for 2015 CEC's:

**Payments may be sent to:
 MVOA
 PO Box 12967
 Newport News, VA 23612**

To avoid having unpaid account balances sent to collections, contact the office at (866) 875-1383 for further assistance. Please be advised that delinquent accounts incur a \$25 late fee and a 33% administrative fee.

MVOA BOARD MEMBERS – 2015

Kenneth Irish – President, Andy Blaher – Vice-president, Frank Spielman – Treasurer, Mary Stracener – Secretary, Peter Stark – Board Member, Wayne Ford – Board Member, Kenneth Roko – Board Member, Rhonda Griffith – Board Member, Michael Kuzma – Board Member and Jeff Reid – Developer Representative.

If you would like to contact a board member, please forward correspondence to:

MVOA
 Attn: *(Board Member's Name)*
 PO Box 1351
 Harrisonburg, VA 22803

Your correspondence will then be forwarded to the appropriate board member.



AUTOMATIC PRE-PAYMENT MAINTENANCE FEE PLAN

Please visit our website at www.mountainside-villas.com to find detailed information about our pre-payment plan for 2016. The plan allows you to pre-pay your maintenance fee in monthly installments. To enroll, complete the required authorization agreement form found on our website.

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INSTALLATION OF UNIT WASHERS AND DRYERS APPROVED BY THE OWNERS

Many MVOA owners and other resort guests have asked for years if it was possible to install washers and dryers in each MVOA unit. In 2010 the Board asked its Operations & Maintenance Committee (O&M) to conduct a study of the feasibility of adding such a feature. The O&M's study determined that it was feasible to install a stack type washer and dryer combination in the kitchen area of each unit. The proposed installation plan was presented to the Owners for approval at the 2010 Owner Meeting in November. The proposed installation was voted down by a majority of MVOA owners due in large part to a "closet" that would have been added to the end of the open kitchen counter.

Because the requests for the washer/dryer never stopped coming, in early 2014 the Board asked O&M to again investigate alternative designs. In the period between 2010 and 2014 the industry had developed washer and dryer units that would fit side by side under a kitchen counter. This year's annual pre-meeting mailing

included information on the concept for installing washers and dryers, side by side, under the counter between the kitchen and the dining area. The budget for the installation is:

Item	Unit Cost (175)	Total Cost	Cost per Timeshare Week (8925 weeks)
Washer and Dryer Equipment	\$1,650.86	\$288,900.00	\$32.37
Installation (Plumbing, Electrical, Cabinetry, and Flooring)	\$4,610.17	\$806,780.00	\$90.40
County Permits/ Inspections (Plumbing, Electrical, Construction)	\$110.06	\$19,260.00	\$2.16
Totals	\$6,371.09	\$1,114,940.00	\$124.92

The proposed plan, along with the required Special Assessment of \$125 for each MVOA owner week was presented to the membership for consideration and approval or disapproval at the 2014 Annual Owners Meeting. The owners approved the plan by a vote of 729 owners in favor and 633 owners against.

Due to the complexity of the installation, the washer/dryer project will be spread over the next three years. The complexity arises because new plumbing and electrical lines are required to accommodate the equipment, particularly when the modification of an existing concrete slab foundation is necessary.

Each MVOA owner will be charged the \$125 assessment in the year of their unit's installation. The following is the planned installation schedule:

- In 2015 units 078 – 105 and units 146 - 175
- In 2016 units 059 – 077 and units 106 - 145
- In 2017 units 001 - 058 .

We thank owners for their participation in the vote. We are certain that the addition of washers and dryers will make Mountainside Villas more appealing to a next generation of owners.



PROXY WINNERS

Congratulations!

Thank you to all owners who participated in the recent Board member election! We would also like to congratulate the two (2) winners in our random proxy drawing. The winners are Ahmed & Wendy Radwan from Oviedo, FL and Jonnie Helms from Charlotte, NC. Both have won a free week at Mountainside Villas!

RIGHT-TO-USE

Due to the need of unit availability for the installation of washers and dryers, there will be no right to use units for sale.

ON-SITE RCI REPRESENTATIVE

Great Eastern now has an on-site RCI representative, Molly Walkup, who is available to all owners and guests at the resort. Be sure to stop by the Woodstone Meadows facility to have all of your RCI questions answered!



CAPITAL GOALS FOR 2015 & COMPLETIONS FOR 2014

The following will give you a synopsis of capital improvements at Mountainside Villas for the year.

Capital Completion for 2014

<u>Project</u>	<u>Goal</u>	<u>Completed</u>
Master Bedroom TVs	47 units	47 units
Master & Queen BDRM Fans	15 units	26 units
Exterior Decks	58 units	58 units
Laminate/Vinyl Flooring	8 units	10 units
Refrigerators	26 units	26 units
Electric Range	0 units	1 unit
Dishwashers	20 units	20 units
Microwaves	10 units	10 units
Heat Pumps	15 units	14 units
Roofing	2 units	1 units
LVRM Upholstered Furniture	65 unit	65 units
Living Room Lighting	45 units	45 units
Upstairs Bathroom	14 units	14 units
Big Picture Windows	10 units	10 units

Capital Goals for 2015

<u>Project</u>	<u>Goal</u>
Living Room Picture Windows	10 units
Master & Queen Bedroom Fans	38 units
Upstairs Bathrooms	29 units
Queen Bedroom Lighting	46 units
Exterior Entry Steps	60 units
Laminate/Vinyl Flooring	6 units
Refrigerators	40 units
Dishwashers	40 units
Microwaves	25 units
Electric Range	20 units
Jenn Air Grills	19 units
Heat Pumps	15 units
Master & Queen Bedroom Fans	15 units
Sliding Glass Doors & Windows	5 units
Roof Replacement	2 buildings
Washers and Dryers	58 units

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ncsuemp@aol.com
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President's Day weekend

Unit 173 TP 45
Francine Carpenter
hipran@comcast.net
*Buyer pays transfer fees and
closing costs only*

Unit 160 TP 52 and 01
Helen Deckert
Day & Eve (407) 239-1265
\$7,200.00 negotiable

Unit 124 TP 02
Willard Foss
Day & Eve (757) 826-3770
\$3000.000 negotiable

Unit 97 TP 01
N. Jane Tan
Day & Eve (410) 900-8332
njanetan@hotmail.com
\$1800 negotiable + 2015 cec \$580

Unit 31 TP 49
Giv Hamidi
Day (703) 216-3257
Eve (703) 858-0974
hamidigiv@aol.com
All offers will be considered

Unit 148 TP 16
James Jakubowski
cheryljak@att.net
Day & Eve (512) 943-0493
\$1500 + transfer fee

Unit 93 TP 26
Patrick DeShazo
Day (781) 290-6566
Eve (603) 673-0129
patrick@deshazo.or
\$3,200.00 negotiable

Unit 24 TP 02
Richard Cress
Day & Eve (815) 756-7945
\$3000.000 negotiable