

Mountainside Villas Owners Association
Board of Directors Meeting
June 7, 2014

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Rhonda Griffith, Mary Stracener, Peter Stark, Wayne Ford and Jeff Reid

Absent: Mike Kuzma

Committee Members: Thomas Little, Margaret Little and Evyyn Blaher

Representing Management: Jocelyn Carl and Jeremy Grogg

The meeting opened with a motion to waive the reading and approve the minutes from the March 22, 2014 Board meeting. The motion was seconded and approved. The board moved into executive session. Back in open session, Ken Irish stated that board member, William Tanner had passed away. The board elected not to fill his position until the upcoming election in November.

Executive Committee

No Report

Treasurer's Report

Frank Spielman, Treasurer, stated that the reserve fund is fully invested in a nine-year program. As of May, CEC collections are at 87.6% which is 1.1% above May of last year. Mr. Spielman reviewed the foreclosure process on delinquent accounts with no address or telephone number on file. Legally, these accounts, according to Virginia law, are 'dead' accounts and can be foreclosed. The statement of operations indicates that expenses are greater than the approved budgeted amount; specifically, electricity and refurbishments. are higher than expected. The extreme cold weather in the first months of the year had a major impact on electric heating costs. Refurbishments are over budget due to the approved deck replacement project schedule and should normalize over the year. Mr. Spielman summarized the proposed 2015 budget. Due to anticipated increases in utility, healthcare and Great Eastern facilities costs, the preliminary budget exceeds the current year budget by over \$100,000. The committee will continue to 'scrub' the budget in an effort to minimize the increase in operating expenses. The proposed 2015 budget will be presented to the board at the September board meeting for approval. Mr. Spielman continues to work with Jocelyn Carl on the PRA program.

Membership Committee

Mary Stracener, Membership Chairperson, stated that the golf carts used by maintenance and housekeeping staff now legally able to operate on the roads within the Massanutten complex. RCI scores are high in all departments. All departments are fully staffed with the exception of a seasonal position at the front desk. Ms. Stracener stated that the parts to repair the electric fireplaces are no longer available. The O & M committee will accomplish a cost benefit analysis of replacing the electric units with gas logs.

O & M Committee

Andy Blaher, O & M Chairperson, stated that the transmission on the HVAC truck was recently replaced. There have been some problems with the wireless internet in some of the units, including guests not able to log in to the system. This is being closely monitored as to come up with possible solutions. Mr. Blaher stated that the committee again discussed installing washers and dryers into the units. This item was added to the ballot four years ago and was not approved by the majority of voters. The committee is recommending to the board to again put this item on the ballot. The location of the washer and dryer would be under the kitchen counter. It would take an estimated three years to complete the work. Mr. Blaher will be presenting a cost

analysis for the addition of washers and dryers in the units at the September board meeting, at which time the board will make a decision as to whether or not to include the item on the ballot. The cost to cover the purchase and installation of the washer and dryer is estimated at \$100 per unit/week. This would require a one-time special assessment of \$100 for every owner owned week.

Policy Committee

No Report

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that they have been preparing for the busy summer months. This year, Great Eastern has brought several Jamaican students on staff in housekeeping and aquatics. Mr. Reid stated that the ponds are stocked between ten (10) and thirteen (13) times annually. The Family Adventure Park building was completed this past winter and construction on the new Ski School building has started. The Summer Jam festival, including fireworks and concert, will be held on July 3rd. The past ski season stayed open through the end of March and the snow tubing was open through the middle of April, being one of the best seasons on record.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, stated that Peter Stark has agreed to stand in as Nominating Chairperson since she is up for re-election this year. Rhonda Griffith and Frank Spielman are both up for re-election this year. Bill Tanner's position will also be filled. The committee amended the current candidate application form to include August 8th as the date that the form must be received at the MVOA office. The form was also amended to include a request for each candidate to include an 80-word biography to be included in the newsletter. There was discussion regarding the current \$300 limit for board travel reimbursement expenses. A motion was made to keep the board travel reimbursement limit at \$300 for each board and committee member per meeting. The motion was seconded and approved. All board members and committee members will also receive a two-night stay at Mountainside Villas and two meals for each board meeting they attend. A motion was made for the cost of alcoholic beverages at board dinners to no longer be paid by the Association. The motion was seconded and approved.

MPOA Representative

Wayne Ford, MPOA representative, stated the MPOA board has two new board members. The deer problem continues and will be studied at a later time. Mr. Ford distributed forms for the upcoming cancer awareness golf tournament to board members interested in either playing in the tournament or sponsoring a hole in the tournament. Information about the tournament will also be available at the front desk for owners and guests. There was discussion regarding the street signs for Demaret Drive and Middlecoff Drive which have faded. MPOA will be asked to either repaint or replace the signs.

Management

Jocelyn Carl, stated that she had a card for Bill Tanner's family and a copy of the obituary. Ms. Carl stated that the staff continues to strive for excellence in all areas including refurbishments, maintenance and housekeeping. As a result, RCI scores remain high. Ms. Carl stated that she has received several comments from guests and owners commending the MVOA staff.

Jeremy Grogg stated that updates and improvements of the owner section of the MVOA website continue. The online payment option has been successful. Owners with an e-mail address on file with MVOA will be advised that they will be able to connect directly to their account information via the MVOA website. The OGRE (Owner, Guest, Rental, Exchange) section of the website will be available next week. This section will enable owners to confirm their week and enter who will be occupying the unit. Owners will also be able to deposit their week with Dial-an-Exchange and immediately book a week at another resort.

Unit Disposition

Jeremy Grogg, reporting for Unit Disposition committee, stated that thirty-five (35) unit/weeks were listed for the closed bid auction in the spring newsletter. There were three (3) bids received, one of which was a single bid from Great Eastern for each unit/week. The bids were reviewed with the board. Two (2) of the bids were for the same unit/week of which the board accepted the higher bid. Fourteen (14) additional bids were accepted by the board. The remaining twenty-one (21) unit/weeks will be listed for sale in the next newsletter.

Old Business

Ken Irish gave an update on the golf cart situation stating that Rockingham County approved golf cart use for the staff at Mountainside Villas. The cost to MVOA to obtain the approval were the attorney fees.

At the last board meeting, there was discussion about changing the CEC late fee amount. Jeremy Grogg stated that the current late fee is \$25, as established in the MVOA by-laws. The by-laws also state that an additional fee could be imposed, as an option. The board made a decision to make no changes to the current late fee.

New Business

No report

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 11:45 a.m.

Recorded by Jocelyn Carl _____
General Manager

Submitted by Ken Irish _____
Association President

Submitted by Mary Stracener _____
Association Secretary