

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

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, 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 television 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 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.

Recorded by Jocelyn Carl \_\_\_\_\_  
General Manager

Submitted by Ken Irish \_\_\_\_\_  
Association President

Submitted by Mary Stracener \_\_\_\_\_  
Association Secretary