

Mountainside Villas Owners Association  
Board of Directors Meeting  
June 04, 2016

Present: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Beth Tate, Kenneth Roko, Wayne Ford and Jeff Reid.

Absent: Michael Kuzma

Representing Management: Jocelyn Carl and Jeremy Grogg

Committee Members: Evynn Blaher, Bobbie Prees, Stephen White and JoAnn Springer

Visitors: Lance Tate

The meeting opened with a welcome to the second quarterly meeting of 2016 with a motion to waive reading and approve the minutes from the March 12, 2016 Board of Director's Meeting. The motion was seconded and approved with the following corrections: Great Eastern's report utilizing lifts 4 and 6 to serve the mountain bike trails. The Treasurers report on collections was of February corrected from January.

The Board moved into executive session to discuss the vacant board position. Back in open session, Ken Irish stated that the position would be filled by electing a fourth board member during the November 2016 vote that will serve for a two year term. Taking office March 2017 and running through 2018.

#### **Executive Committee**

No Report.

#### **Treasurer's Report**

Frank Spielman, Treasurer, Budget Committee Chairperson reported that the funds on long-term investments are at an 8-year reserve level and the committee is working on building it back up to a 10-year reserve. The CEC collections reports as of May 2016 are at 84.3% which is 1/2% behind last year and the special assessment for washers/dryers at 82.3% are 1.7% behind the same time period as last year. The statement of operations is in positive territory at an approximation of \$26,000 below budget.

MVOA owned units are an expense item which is currently \$53,000 above budget.

Goodmanagement made an arrangement with Meridian Collections for a 6 month time limit to coincide with the same time frame as Continental Credit before exhausting collection attempts of outstanding accounts.

At the end of May the washer/dryer expense item of \$376,000 we have spent \$94,000 this calendar year.

The 2017 CEC assessment may increase to serve budget needs and will be proposed at the September board meeting in detail.

### **Membership Committee**

Mary Stracener, Membership Committee Chairperson deferred to Andy Blaher for the report.

Mr. Blaher reported that RCI scores are down and recent staffing shortages have a direct correlation to scores. To help with keeping standards and scores to MVOA standards the committee recommends– increase maintenance staff by two employees to address maintenance requirements and will help with employee attrition and maintaining service levels.

### **O & M Committee**

Andy Blaher, O & M Chairperson, reported the 2016 Capital budget is on plan to the calendared schedule and upstairs bathrooms upgrades will be focused on in 2017. The new golf cart has arrived and we are receiving positive feedback on the Welcome Center remodel.

### **Nominating Committee**

Kenneth Roko, Nominating Committee Chairperson, reported that the following Board members up for 2016 re-election are Andy Blaher, Michael Kuzma and Wayne Ford. Mr. Roko provided a timeline for the committee and potential Board candidate process. In addition to the three scheduled board positions the fourth candidate/position will serve a two-year term to fill the current board vacancy.

### **Unit Disposition**

Kenneth Roko, Unit Disposition Committee Chairperson. Mr. Roko reported that seven of the ten MVOA owned units were sold as a result of the spring e-mail distribution sale. Three units were sold through sealed bid from our Newsletter sales. We will turn over 20 unsold units to Great Eastern that did not sell from recent placement on our MVOA web site. We will retain 38 units to be advertised for sale later this year. There are an additional 39 units awaiting title transfer to MVOA that will be advertised with the aforementioned 38. A summer meeting with Great Eastern representatives will be planned to discuss MVOA owned units.

### **Policy Committee**

Beth Tate, Policy Committee Chairperson reported the Policy committee has drafted an Internet Services Policy and an alternate CEC payment policy to allow pre-payment in four equal payments to begin the 2018 CEC payment during the 2017 calendar year. The policy will be reviewed.

### **Great Eastern**

Jeff Reid, reporting for Great Eastern reported that phase II of the VA BBQ renovation has been completed with an expanded counter and new flooring. The Woodstone main lobby is now named the North Lobby with the Tour Center now named the South Lobby. Hotel 6 renovation has been completed. The Water Park is running at full-tilt with the Chill Grill open and five cabanas available for rent daily. Base Camp has added a custom smoker and is open year round as Base Camp

Grill. The resort is now a certified 1<sup>st</sup> Tee Golf Program location and the seasonal international students have arrived. Massanutten Resort will have a new website this summer.

### **MPOA Representative**

Wayne Ford, MPOA representative, reported that MPOA is working on a replacement plan for the road railings for 2017. The summer concert series at Hopkins Center near the entrance began June 4<sup>th</sup>.

### **Old Business**

Board and Committee meetings schedule was tabled until the September 2016 Board meeting.

### **New Business**

The ADA issue was raised by an owner. The ADA compliance by MVOA will be investigated by our lawyer and reported to the BOD in September.

The next Board of Director meeting will be September 10, 2016.

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 11:35 a.m.