

Mountainside Villas Owners Association
Board of Directors Meeting
March 28, 2015

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

Absent: Peter Stark, Kenneth Roko and Michael Kuzma

Committee Members: Joanne Springer, Evvyn Blaher, Michael Robbiani and Thomas Little

Representing Management: Jocelyn Carl and Clinton Wells

Visitors: Margaret Little and Camran Mostofi

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 November 07, 2014 Board meeting. The motion was seconded and approved.

Executive Committee

No Report

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, stated that the members of the Budget Committee include Frank Spielman, Ken Irish, Andy Blaher, Wayne Ford, Mike Robbiani and Bobbi Prees. A motion was made to approve the committee members. The motion was seconded and approved.

Mr. Spielman stated that the reserve funds, long-term investments, are at an 8-year level and the plan is to start replacing the reserves this year which were used for deck replacement. The CEC collections for the month of February are at 74.7% which is 2% lower than last year at the same time. As of February 28 the special assessment collection for 2015 is at 72.73%. Mr. Spielman stated that those who have not paid their 2015 CEC fee will be sent to collections at the end of the month. The statement of operations indicate that MVOA is operating within the budget. Total operating expenses are below estimates by \$7,000.00. Mr. Spielman stated that management has started on a 2016 budget and a report would be ready for the June meeting.

Membership Committee

Mary Stracener, Membership Committee Chairperson, stated that the members of the Membership Committee include Evvyn Blaher Peter Stark and Rhonda Griffith. A motion was made to approve those members, the motion was seconded and approved.

Ms. Stracener reported that RCI scores were good. The Front Desk in December and February had scores of 5 for each month, which is excellent and well above Gold Crown. Housekeeping is down 13 people, but their scores remain at 4.7. It was suggested to place fliers in public places to find new employees. Ms. Stracener stated that occupancy has been up with the rental program. It was suggested that MVOA mail out the summer newsletter to all owners for the next two years to update everyone on washer and dryer installation expenses and progress.

O & M Committee

Andy Blaher, O&M Committee Chairperson, stated that the members of the O&M Committee include Peter Stark, Thomas Little and Ken Roko. A motion was made to approve these members, the motion was seconded and approved.

Mr. Blaher stated that Maintenance was fully staffed and they had very good scores also in February with a 4.5. Mr. Blaher stated that the surrounds for the electric fireplaces were not fitting correctly. Several fireplaces were tested and were not suitable. One solution is to build a surround to the correct specifications. This will be ready for the committee to see at the June

meetings. The committee also viewed a unit with installed atrium doors on the lower level. A recommendation was made to replace the sliding glass doors with atrium doors. Mr. Blaher then made a motion for the board to accept the recommendation, the motion was seconded and approved.

Policy Committee

No report

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that he wanted to thank Jocelyn Carl for hosting Great Eastern's Managers meeting earlier in the year. Mr. Reid stated that ski season concluded on the 22nd of March, and they had a great season. Construction is still continuing on the snow sports learning center, the projected date for completion is June. Mr. Reid stated that the golf center was starting a new program on a trial basis called Fling golf. Great Eastern will be focusing on employee safety this season.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, stated that the members were Peter Stark, Mary Stracener, Joanne Springer and Ken Roko. A motion was made to approve these members, the motion was seconded and approved.

Ms. Griffith stated that board members up for reelection this year are Ken Irish, Mary Stracener and Peter Stark. The next two newsletters will include information for owners interested in serving on the Board. The deadline for members to submit their application will be by the end of the first week of August.

MPOA Representative

Wayne Ford, MPOA Representative, stated that fliers with information on activities are being distributed and MPOA will make sure MVOA receives a copy so that owners could be informed of what is going on.

Unit Disposition

Ken Irish, Board President, stated that sealed bids would be sent out for units that are available for sale. Jocelyn Carl, General Manager for MVOA, stated that Jeremy Grogg would be holding back units for rentals.

Old Business

Andy Blaher, stated that the installation of the washer and dryers will be spread over the next three years. Each owner will be charged the \$125 assessment in the year of the units installation. The first four units have been done and they look fantastic. Mr. Blaher stated that instruction manuals have been put in units for instruction, and hoping to have one page, laminated instructional sheets in units soon. There will be photos of the washer and dryer units on the website.

Jocelyn Carl, General Manager, stated that MPSC has proposed that MVOA's rates should be increased by 26.4% for water and 19.1% for sewer. The proposed rates went into effect on January 1, 2015, subject to refund should the State Corporation Commission award a rate increase that is lower than the originally filed rate. Participants in the case such as MVOA must file testimony that those parties wish to introduce into evidence at the hearing to be held on July 14, 2015

Andy Blaher stated that Comcast has offered a proposal for internet services. The cable box is closer than anticipated. They will bring the cable to the Welcome Center at no cost to MVOA. The hospitality service includes two 100 MB lines. Phone service will also be included. With this service, it will give MVOA almost 100% more internet capabilities than we have now with \$100 a month less payment than with current internet provider. Once the board approves the contract, it will be implemented within sixty days. Mr. Blaher, made a motion to accept the Comcast proposal, the motion was seconded and approved.

New Business

Frank Spielman reviewed and presented the December 31, 2013 – 2014 audit to the board for approval. A motion was made to approve the audit. The motion was seconded and passed.

Ken Irish, Board President, stated that the Member Mailing List policy needs to be reviewed as there are concerns with the legality of giving the list to other members. The management company will be looking up state law regarding home owner associations..

Jocelyn Carl, General Manager, stated that there was a fire in unit 83 which was caused by someone placing clothes on the sauna rocks. The insurance company is working on behalf of MVOA by subrogating with the unit owners insurance company. MVOA is obtaining bids for the cleaning and repairs.

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 11:30 a.m.