

Mountainside Villas Owners Association  
Board of Directors Meeting  
March 12, 2016

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

Absent: Rhonda Griffith

Representing Management: Jocelyn Carl, Dale Goodman, Lorri Phelps, Nicole Weisner and Sharon Kay

Committee Members: Evynn Blaher, Bobbie Prees, Thomas Little and JoAnn Springer

Visitors: Peter Stark and Lance Tate

The meeting opened with a welcome to the first quarterly meeting of 2016 with a motion to waive reading and approve the minutes from the November 13, 2015 Board of Director's Meeting. The motion was seconded and approved.

### **Plaque Presentation**

Ken Irish presented Peter Stark with a plaque for his time serving on the Board of Director's since 2010 with great appreciation. Peter accepted the plaque with a huge "Thank you!" expressing his gratitude to be a part of the board representing the membership.

### **Executive Committee**

No report

### **Treasurer's Report**

Frank Spielman, Treasurer, Budget Committee Chairperson stated the Budget Committee includes Frank Spielman, Ken Irish, Andy Blaher, Wayne Ford, Ken Roko and Bobbie Prees. A motion was made to approve the members of the Budget committee. The motion was seconded and approved.

Mr. Spielman stated 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 as of February 28, 2016 are at 73.6% and the special assessment for washers/dryers at 71.8% with both categories approximately 1% behind the same time period as last year. The statement of operations is only for January at this point with not much to report. The audit prepared by the independent auditor will be discussed in new business. The committee has started the prep work for the 2017 budget and a report will be ready for the June meeting.

Nicole Weisner gave a report on the CEC Collections process which included a timeline of the MVOA CEC collection process. CEC payment notices are sent upon budget approval with a January 1 due date. February 1, a \$25.00 late fee is assessed to uncollected accounts. March 1, a third and final notice is mailed to the owner. April 1, for accounts greater than the washer/dryer assessment they are turned over to an external 'collection agency'. The 'collection agency' works the accounts for six to nine months attempting payment to MVOA and then exhausted. Generally in October, 100 unpaid accounts are considered for foreclosure and the process begins. December, Title research occurs. The following year - January, Notice of Memorandum of Foreclosure is mailed to delinquent owners. March, sixty days following Foreclosure notice to delinquent owners an ad is placed and run for four consecutive weeks. April, the foreclosure sale takes place.

### **Membership Committee**

Mary Stracener, Membership Committee Chairperson, stated that the Membership Committee includes Rhonda Griffith, Evynn Blaher and one position remains open. A motion was made to approve the members of the Membership committee. The motion was seconded and passed. Ms. Stracener stated that the viewing of unit 145's upgrade/remodel offers a look that makes it appear bigger and more open that was accomplished via paint and furniture. Materials used offering an upgrade for future unit refurbishments. The Welcome Center flooring was tabled for further research. The capital budget was discussed. The new internet process is working well with some areas needing improvement. Comment cards have been fairly consistent. January/February had the lowest number of occupied units, likely due to snow levels or the economy being lower.

### **O & M Committee**

Andy Blaher, O & M Chairperson, stated that the O&M committee includes Kenneth Roko, Thomas Little and Stephen White. A motion was made to approve the members of the O & M committee. The motion was seconded and approved. Mr. Blaher updated the board on the materials currently being utilized in refurbishments to keep units modernized. The Committee has recommended a wood look laminate with the slate perimeter for The Welcome Center. Jocelyn Carl is continuing the process and will communicate with the Committee Chairperson. The Internet access changes were discussed with the three step process currently in place to reach the MVOA homepage from a unit. A new golf cart is in the budget and will replace the oldest one that has been out of service. The washers/dryers installation is on schedule with 58 done last year, 59 scheduled for 2016 and 58 in 2017 with ten completed year to date. In discussion about refurbishment standards and what was done in unit 145 it will be used as a model for renovations with costs per unit possibly being more than in the past. Higher quality products placed into service do offer a longer warranty which offers MVOA a better value.

### **Policy Committee**

Beth Tate, Policy Committee Chairperson reported that the Policy Committee is welcoming Committee Membership from the membership at large. Mrs. Tate reported that upon her examination of our Policies, she recommends examination and consideration on changes to update nine current policies to reflect clearer understanding and include reference of mentioned sources currently posted on the MVOA website.

### **Great Eastern**

Jeff Reid, reporting for Great Eastern, gave an update on the recent ski and tubing season. They said goodbye to their international students last week. The bike trail making is scheduled to be completed mid to late summer 2016. GE will offer bike rentals and personal bikes will be vetted for use on the trails. The new Bike Park will be a unique venue and a great attraction for Massanutten. Great Eastern now offers a bed bug abatement service utilizing the heat treatment method if needed. Late 2016/Early 2017 a new water source to expand snow making capabilities utilizing Hopkins Pond will be built to increase water availability for the resort with water drawn from Quail Run.

### **Nominating Committee**

Kenneth Roko, Nominating Chairperson, stated that the Nominating Committee includes Rhonda Griffith, Kenneth Roko and JoAnn Springer. A motion was made to approve the members of the O & M committee. The motion was seconded and approved. Mr. Roko stated that the board members up for re-election this year are Andy Blaher, Michael Kuzma and Wayne Ford. The committee is gearing up for re-elections and the process will be the same as last year. The next two newsletters will contain information for owners interested in serving on the Board. The deadline for members to submit an application must be submitted by the end of the first week of August.

### **MPOA Representative**

Wayne Shipman, MPOA representative, reported that MPOA is in the process of completing their two year plan of the new recreation area. The bumper cars/miniature golf will remain a pay per use venture with a discount possibility for MVOA guests. The cabin just beyond the Massanutten guard gate at the entrance will be offering concerts and artistry classes for guests of the resort during spring and summer.

### **Management**

Jocelyn Carl, General Manager in her Management Report referred board members to her written report and as Andy Blaher and Mary Stracener previously reported. Jocelyn introduced Sharon Kay the new MVOA HR Manager followed with staffing conversation. In discussion, a development plan for the commercial fee for service laundry space adjacent to The Welcome Center will be implemented in the next year as the unit washer/dryer installations are completed.

### **Unit Disposition**

Kenneth Roko, Unit Disposition Committee Chairperson reported that in attendance at the committee meeting were Frank Spielman, Stephen White, Bobbie Prees, Lorri Phelps, Nicole Weisner, Jocelyn Carl, Dale Goodman, Jeremy Grogg, JoAnn Springer, Andy Blaher and Ken Roko. Motion was made and approved to accept the committee minutes. Ken Roko gave an update on MVOA owned units/weeks with discussion focused on reducing financial responsibility for MVOA. Referencing the report presented by Nicole Weisner and the timeline she shows for the full process of unit disposition.

The committee recommended the following on the twenty-four unit's timeshare weeks for sale: We accept the offer of the four bids received by Jocelyn Carl, which were accepted. Hold nine units for continued advertising in the MVOA newsletter. Turn over ten units to Great Eastern for disposition. The board took action on the ten units before offering them to GE, by offering them to current ownership via email on a first come – first served basis for a flat fee of \$500.00 and payment of the CEC for 2016 due by April 30, 2016 and received by the MVOA office. Unsold units will be transferred to Great Eastern thereafter.

**Old Business**

Frank Spielman reviewed and presented the December 31, 2015 – 2016 audit to the board for approval. The motion was seconded and approved by the board.

**New Business**

Ken Irish opened the floor for new business. It was brought forth that a conference call line be available for those unable to attend the board meeting. A conference line has been utilized in the past and will be available as a board member or member at large requests it to Jocelyn Carl a minimum of one week prior to the Board Meeting for planning purposes. A request was made to consider a change in the meeting process and timing for the Board of Directors Meeting which will be further discussed at the June Board Meeting.

The June Board of Directors meeting has been changed to June 3&4, 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 12:30 p.m.