

Mountainside Villas Owners Association
Board of Directors Meeting
November 11, 2016

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Kenneth Roko, Mike Kuzma, Beth Tate, Jeff Reid and Wayne Ford.

Committee Members: Thomas Little and Evynn Blaher.

Representing Management: Jocelyn Carl and Jeremy Grogg.

Visitors: Norm Campbell, Rick Sourbeer, Herbert Wolfe, Melody Campbell and Vicki Skees.

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 10, 2016 Board meeting. The motion was seconded and approved.

Mr. Irish excused all meeting attendees who were not board members or Jeremy Grogg from the room and the board moved into executive session.

Executive Committee

No report.

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, reported that the reserve fund is in process of being replenished back to the full ten year mark. MVOA is scheduled to reinvest \$30,000 back into the fund.

The CEC collections report for the month of October are at 89.2% which is 0.9% below last year. The special assessment collection is at 92.07%. Mr. Spielman stated that the special assessment collection is 2.27% above last year. The operating expenses and refurbishment budgets are within the planned budget. Mr. Spielman reported that there are 85 unit weeks that are in foreclosure currently, 15 were either paid in full or in the deed-back process. The statement of operations indicates that MVOA is operating well within the budget. He will report the 2017 budget to the MVOA Membership on November 12, 2016. The 2017 budget includes a final CEC of \$495, an increase of \$20 per week which will be presented for approval to the membership at the annual meeting.

Membership Committee

Mary Stracener, Membership Committee Chairperson, reported that scores on guest comment cards have remained steady this year with Housekeeping 4.4, Maintenance 4.3 and the Front Desk at 4.6 with staffing shortages at different times in each department. The committee has chosen a non-swivel stool similar to what is currently in use with replacement of the first 45 being done in those units that are needed most.

O & M Committee

Andy Blaher, O & M Chairperson, reported that maintenance department is staffed and in need of a painter and groundsperson. In housekeeping we have four full-time housekeeping positions, two part-time inspecting positions, a carpet cleaner and a full-time laundry position we continue to recruit for. The retaining wall replacement at units 141-145 in process with the engineer drawings and permits currently being worked on.

Policy Committee

Beth Tate, Policy Committee Chairperson, reported on the newly drafted Drone Policy for MVOA which was voted upon and approved by the Board of Directors, as amended.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that Great Eastern is preparing for the 45th skiing season. A 'loop lot' is being constructed to provide an easier process creating a special drop off area for skiers. Safety continues to be a priority item they have partnered with business partners to offer employee training and will include MVOA employees in the future. They successfully held two resort clean-up days with another planned in the spring of 2017.

Nominating Committee

Ken Roko, Nominating Chairperson, reported that the three board positions currently held by Andy Blaher, Wayne Ford and Michael Kuzma were up for election in addition to the vacated position with a two-year remaining term. The candidates in addition to the incumbents are Thomas Little, Joanne Springer, Norm Campbell, Rick Sourbeer and Herbert Wolfe. The announcement of the election winners would be made at the annual meeting of November 12, 2016.

MPOA Representative

Wayne Ford, MPOA representative, reported that MPOA also discussed a drone policy and have prohibited them on MPOA property. MPOA has proposed an increase of \$10.00 per unit for annual assessment. Amenities which was voted upon and approved upon by the Board of Directors.

Unit Disposition

Ken Roko, Unit Disposition Chairperson, reported that MVOA representatives have met twice with Great Eastern Resort Corporation to draft a streamlined and cost effective process for units that have been placed into either foreclosure or a deed back process. Mr. Roko stated that of the seventy-two (72) unit/weeks owned by MVOA offered for sale in the latest newsletter: Four (4) units received individual bids (unit 111/week 07, unit 155/week 19, unit 033/21 and unit 093/week 23) and Great Eastern offered to purchase the remaining units. The bids were reviewed with the board. Motions were made to (a) accept the four individual bids, (b) the offer from Great Eastern to purchase the remaining units and (c) accept the proposed agreement between MVOA and GERC regarding the disposition of units in a new streamlined process. The motions were seconded and approved.

Old Business

No report.

New Business

No additional business was brought before the Board. The Mountainside Villas Owners Association Board of Directors meeting adjourned at 6:32 p.m.