

MOUNTAIN CLUB UNIT OWNERS ASSOCIATION
MINUTES OF MEETING: SPECIAL MEETING OF THE BOARD OF DIRECTORS

November 13, 2020
Mt. Club at Loon

Present: Ken Lowe, Bob Bleakney, Don Damon, Joey Bonang, Nancy Kaye, and Jeff Owens. Carolyn Pantazelos via Zoom.

Guests: Jeff McIver, Rod Pelletier, and Judith Wilson, Laura Doyle, and Mike Simons

Meeting called to order by President, Ken Lowe, at 10:10 a.m.

Secretary's Report Minutes of the September 17, 2020 minutes were distributed via email to Board Members.

Motion by Nancy Kaye: **Accept the minutes as written with the addition of Spa/Health Club before HVAC.** Don Damon seconded. All in favor. Minutes were approved and will be posted to the Owner Website.

Financial Update The Finance Committee met earlier in the day. Financial highlights of the combined Hotel and F&B revenues for the period between 1/1/20 to 9/30/20 were reviewed. Operation revenues and profits exceeded our re-forecasted results despite pandemic restrictions and guidelines.

Don Damon showed conceptualized drawings of possible phases of slopeside patio expansions created by Elementis Design. There has been no cost to date, but with social distancing requirements still in place, creating more outdoor areas has become a greater priority than indoor expansion. There are still many details to be evaluated before the initial phase of the project can proceed – pricing, feasibility, and return on investment.

Motion by Don Damon: **Go forward with the design for the patio to the next level.** Seconded by Nancy Kaye. All in favor.

The Spa/Health Club needs new ways of generating revenue. Couples massages are in great demand, but there is presently no space to offer these services. Options are being investigated.

Group Sales have fallen off significantly. Events that are booked are smaller in order to meet COVID-19 guidelines. This trend towards smaller groups may become permanent. We are certainly in a waiting phase as markets adjust to masks and social-distancing requirements.

Mike Simons reported that during the summer we were sold out to allowable capacity on weekends. The good news is that presently advance bookings are at the same level as they were last year at this time.

Jeff McIver reported that the liquor license had been successfully transferred to Mon-Club Management. Restaurant dining will be by reservation only. The menu will be limited, but there is still the potential to generate a profit.

Locker rental will be available to Mountain Club Owner only due to COVID-19 guidelines.

The Board reviewed the PowerPoint presentation for the 2020 Annual Meeting.

Old Business None

New Business None.

Motion by Nancy Kaye: **Adjourn this meeting.** Seconded by Don Damon. Unanimously approved.

Meeting adjourned at 2:27 p.m.

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Carolyn G. Pantazelos, Secretary

Future Meetings
TBD