

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

January 30, 2023

Present: Joey Bonang, Carolyn Pantazelos, Don Damon, Jeff Owens, Nancy Kaye, and Rod Pelletier. Ken Lowe (via Zoom)

Guests: Jeff McIver, Gabrielle Mogil, John Aber, Mike Simons, Phil DeCato, Ethan Clark, John Aber, and Mark Logan. Shaunna Browne (via Zoom)

Meeting called to order by President, Ken Lowe, at 9 a.m.

Moment of silence observed for our retired Vice President, Robert (Bob) Bleakney, who passed unexpectedly in November.

Secretary's Report Carolyn Pantazelos reported that the Minutes of the November 11, 2022 meeting were circulated via email to all Board members. Don Damon made a motion to accept the minutes as written and Nancy Kaye seconded. The Minutes were unanimously approved and sent to be added to the book and posted on the Owner Website.

Minutes of November 18, 2022 were subsequently sent via email to all Board members. Rod Pelletier made a motion to approve the minutes as written and Don Damon seconded the motion. The Minutes were approved and sent to be added to the book and posted on the Owner Website.

Treasurer's Report Don Damon reported that Quarter 4 and year-end numbers were very positive, and both exceeded last year's numbers. The Mt. Club had the highest 4th Quarter room revenue in our history (\$954K).

Motion by Don Damon: **Approve the Line of Credit with Union Bank.** Seconded by Joey Bonang. All in favor.

Capital Budget Phil DeCato reported that the costs of renovating rooms had increased due to higher prices, delays for supplies, and contract labor. 11 units were completed and monies were expended from the Capital Budget to ensure that supplies would be available for the 14 rooms planned to be renovated in 2023. Various suggestions were made for scheduling, financing, and possibly increasing the number of units to be done.

Other projects for 2023 include new locks for the guest rooms and common areas, solar panels on the roof of the indoor pool, and bureau drawer safes.

Motion by Don Damon: **In the Fall of 2023, renovate 8 West plus 2 Grand Suites for \$460K.** Joey Bonang seconded. 6 in favor, 1 abstention. Motion carried.

Patio Update Don Damon reported that in order to get approval from the Town of Lincoln the patio will have to be smaller. The drawings and engineering plans have been approved and we have been granted a variance of a zero setback so that patio space can be optimized.

Level 6 Garage

Motion by Don Damon: **Table this discussion until Executive Session.** Seconded by Nancy Kaye. Passed unanimously.

2022 Annual Meeting Review Improvements in the quality of the Zoom transmission and sign-in process need to be made.

Costs of the weekend were reduced due to the donation of wine, beer, and cheese trays. The rest of the food was charged at cost.

2023 Annual Meeting Goals

- Outside vendor to assist with professional audio/visual equipment
- Review type of equipment needed and suppliers by April
- Try to implement online voting

Motion by Carolyn Pantazelos: **Go into Executive Session with just the Board of Directors.** Seconded by Nancy Kaye. All in favor.

Entered Executive Session at 10:44 a.m.

Reason #1

Motion by Joey Bonang: **Exit Executive Session.** Seconded by Nancy Kaye. Exited Executive Session at 12:15 p.m.

Lunch Break - Meeting reconvened at 1:15 p.m.

Marketing Update Jeff McIver discussed the most recent analytics from O'Rourke, our marketing firm. There has been booking growth that has been directly driven by the marketing firm through the website.

Strategic Plan Update Jeff talked about the potential need for electric charging stations for automobiles. Need to resolve where stations could be located while completing due diligence in evaluating contracts and suppliers.

Assistant General Manager's Report Mike Simons talked about how strong the PACE report for bookings is currently and how this translates into potential future income for the year. Mike also reiterated how negatively "no shows" impact the staffing and the bottom line.

Old Business Pollard House did not get Grant monies this year. Computer back-up information is stored in a lock box at the bank.

New Business Next Board Meeting will be held on Monday, May 1, 2023. Business Continuity Plan tabled until next Board meeting.

Motion by Don Damon: **Go into Executive Session.** Seconded by Carolyn Pantazelos. All in favor.

Entered Executive Session at 3:45 p.m.

Reason #1

Motion by Carolyn Pantazelos: **Exit Executive Session.** Seconded by Nancy Kaye. All in favor.

Exited Executive Session at 4:50 p.m.

Motion by Rod Pelletier: **Accept Mt. Club Board Meeting Participation Policy.** Seconded by Nancy Kaye. 6 in favor, 1 abstention. Motion passed.

Motion by Jeff Owens: **Adjourn this meeting.** Seconded by Carolyn Pantazelos. All in favor.

Meeting Adjourned at 4:57 p.m.

Carolyn G. Pantazelos, Secretary

Future Meetings
May 1, 2023