

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

January 29, 2024  
Mt. Club at Loon

**Present:** Joey Bonang, Don Damon, Nancy Kaye, Rod Pelletier, Jeff Owens, John Aber, and Carolyn Pantazelos

**Guests:** Jeff McIver, Gabrielle Mogil, Mike Simons, and Shaunna Browne, Esq.

Meeting called to order by President, Joey Bonang, at 9:00 a.m.

**Secretary's Report** Minutes of the November 10, 2023 meeting were distributed via email to all Board Members. Joey Bonang made a motion to accept the minutes of the meeting as written. Don Damon seconded. The minutes were approved and then sent to be added to the book and posted to the Owner Website.

**Financial Updates** Gabrielle Mogil, Jeff McIver, and Don Damon reviewed the UOA Financials. The 4<sup>th</sup> Quarter achieved 95% of budget (rainy December), but Year-End numbers beat budget by 30%.

The combined balance sheet was modified for smoother auditing.

Owner distribution and owner nights exceeded budget projections.

**Capital Budget Update** The solar project was under budget and has generated \$8K back from NH.

Wi-fi system update is complete with fiber connecting two buildings.

Spring renovation had a stabilization in in prices and also required less outside labor.

**2023 Annual Meeting Review** Jeff McIver reported that the reactions to the cocktail party were positive. Reactions to the Zoom meeting were less positive. The audio and the picture quality were disappointing.

**2024 Annual Meeting** With so many homeowners taking advantage of the video option, it is important for us to do a better job. This may involve collecting outside quotes for more professional equipment. Need to start pricing stenographer rates and availability for 2024.

**Old Business** Further discussion of Mon Club board deferred until next meeting.

**New Business** Next meeting will be on Saturday, May 4, 2024.

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

Went into Executive Session at 9:50 a.m.

Reason #1

Motion by Joey Bonang: **Exit Executive Session.** Seconded by Nancy Kaye. Unanimously approved.

Exited Executive Session at 10:12 a.m.

Motion by Rod Pelletier: **Adjourn this meeting.** Seconded by Jeff Owens. All in favor.

Meeting Adjourned at 10:15 a.m.

Carolyn G. Pantazelos, Secretary

**Future Meetings**  
**May 4, 2024 at the Mountain Club**