

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

Nov 10, 2023
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, Shaunna Browne, Esq.

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

Secretary's Report Minutes of the UOA Board Meeting on July 31, 2023 were distributed via email to all Board members. Nancy Kaye made a motion to accept the minutes as written and it was seconded by John Aber. The Minutes were approved and sent to be added to the book and posted to the Owner Website.

Financial Update Owners distribution was 5% over budget. Delinquencies are down. The successful sale of the acquired unit which was sold through Loon Realty brought \$20K to the balance sheet. Kudos to Mike Simons for the successful ski shows with Loon that resulted in increased advance bookings.

There are 15 hard copies of the audit available.

Capital Budget Update

- Solar panels installed earned a NH rebate and Renewable Energy Credits
- Internet fiber connection
- Boiler in Pollard House
- Electronic locks
- Fall grounds/plantings

Check every quarter for ways of reducing our carbon footprint while keeping our return on investment strong.

Review of Annual Meeting Presentation Gabrielle went through the slide presentation and made changes to slide order and content as needed.

Motion by Nancy Kaye: **Go into Executive Session.** Seconded by Jeff Owens. Unanimously approved.

Went into Executive Session at 11:04 a.m.

Reason #1

Motion by Jeff Owens: **Exit Executive Session.** Seconded by Joey Bonang. All in favor.

Exited Executive Session at 12:20 p.m.

Motion by John Aber: **Adjourn this meeting.** Seconded by Rod Pelletier. All in favor.

Meeting adjourned at 12:25 p.m.

Carolyn G. Pantazelos, Secretary

Future Meetings
January 29, 2024 at the Mt. Club on Loon