

MOUNTAIN CLUB UNIT OWNERS ASSOCIATION

MINUTES OF MEETING: QUARTERLY MEETING OF THE BOARD OF DIRECTORS

February 3, 2025
Mt. Club on Loon

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

Guests: Jeff McIver, Gabrielle Mogil, Mike Simons, Brian Angelone, Denise Skidgel, Mark Logan, and Steve Coffill

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

Secretary's Report Minutes of the November 8, 2024 meeting were distributed via email to all Board Members. Copies of the approved minutes have been submitted to be added to the book and the Owner website.

Financial Update Fourth Quarter financials were reviewed in depth. Discussion centered on present spending and the overall capital plan with the assessment. The focus for spring will be bringing in the next phase of the unit renovations and the concrete work in the Level 10 garage on budget. Siding is being actively researched and priced.

Capital Budget Update

- Level 10 garage project will begin in April. There will be limited parking and access to the spa and health club.
- Treadmills purchased
- Lock box for Engineering Department
- Change spa pool supplies from Ecolab

Brian Angelone reported that he has been researching construction companies including Cobb Hill Construction as well as product purchasing and storage logistics.

Brian also discussed the need to replace our old heat monitoring system. This system remotely controls the heat throughout the building and helps to prevent freeze-ups and damages to the property. It will cost \$72K.

Spa and Health Club Update Denise Skidgel talked about the need to raise the price of Charter Memberships in the Spa. She is presently reviewing competitor's rates.

Assistant General Manager's Report Mike Simons reported that most owners are current with their dues so there are no serious bad debt issues.

Owner Portal Updates Rod Pelletier talked about finding ways to communicate with Owners in addition to the website. A Quarterly Newsletter created by the Board was suggested.

Rod is continuing to ensure that content on the website is organized and current. He sends changes to Gabrielle Mogil and Jeff McIver who then contact O'Rourke to update the portal information.

Joey Bonang mentioned potential By-Law Updates but no action was taken.

Old Business None.

New Business Next meeting will be held on Saturday, May 17, 2025 at the Mountain Club.

Motion by Don Damon: **Go into Executive Session.** Seconded by Nancy Kaye. All in favor.
Entered Executive Session at 11:22 a.m.

Reason #1.

Motion by Joey Bonang: **Exit Executive Session.** Seconded by Nancy Kaye. All in favor.

Exited Executive Session at 12:01 p.m.

Motion by Rod Pelletier: **Approve siding project dependent upon financing available from the bank.**
Seconded by John Aber. Motion passed.

Motion by Nancy Kaye: **Adjourn this meeting.** Seconded by Rod Pelletier. All in favor

Meeting Adjourned at 12:13 p.m.

Carolyn G. Pantazelos, Secretary

Future Meeting
May 17, 2025 at the Mountain Club