

MOUNTAIN CLUB UNIT OWNERS ASSOCIATION

MINUTES OF MEETING: QUARTERLY MEETING OF THE BOARD OF DIRECTORS

May 17, 2025
Mt. Club on Loon

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

Guests: Jeff McIver, Gabrielle Mogil, Mike Simons, Brian Angelone, Denise Skidgel, Mark Logan, and A.J. Nommik

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

Secretary's Report Minutes of the February 3, 2025 meeting were distributed via email to all Board Members for approval. Copies of the approved minutes were submitted to be added to the book and the Owner website.

Financial Update Gabrielle Mogil stated that the Auditor's Report was not yet finalized. Second Quarter financials were reviewed in depth. Discussion centered on present spending and the Capital Plan with the assessment.

John Aber reported that owner usage was 13% of available occupancy. General discussion of how to fund the next round of renovations and building repairs followed.

Capital Budget Update

- Level 10 garage project has begun. There is currently limited parking and access to the spa and health club. The bottom level of the annex is unsightly but not unsafe. Maintain with washing, power-brooming, and painting with zinc oxide paint.
- Hot tub in men's locker room
- On-going fire system and HVAC maintenance
- Pollard House is being renovated apartment by apartment
- Face lift for Rachel's

Jeff McIver introduced A.J. Nommik, our new Food & Beverage Director. A.J. talked about the need to separate Rachel's and the Black Diamond Pub. Rachel's will offer an upscale dining experience with a more elaborate menu. The Pub will have a less formal atmosphere with a pub food menu. Plans for the kitchen include a grill and stovetop, a walk-in freezer, and some smaller dollar amount amenities.

Assistant General Manager's Report Mike Simons reported that most owners are current with their dues but delinquency amounts are slightly higher. There are no serious bad debt issues at this time. Mike distributed copies of the Windex report so that we could visualize rental income distribution better.

Motion by Rod Pelletier: **Authorize Gabrielle Mogil and Jeff McIver to work with Union Bank to start the process of returning the existing mortgage to its original amount in order to provide additional funding for necessary Capital projects.** Seconded by John Aber. All in favor.

Communications Committee Rod Pelletier and John Aber will research ways to improve posting communications through RDP to the Owner website.

Joey Bonang mentioned potential By-Law and Trust Updates. Jeff Owens and Nancy Kaye will review paperwork from last update.

Old Business None.

New Business Next meeting will be held on Monday, August 4, 2025 at the Mountain Club.

Motion by John Aber: **Go into Executive Session.** Seconded by Don Damon. All in favor.
Entered Executive Session at 11:40 a.m.

Reason #1.

Motion by John Aber: **Exit Executive Session.** Seconded by Carolyn Pantazelos. All in favor.

Exited Executive Session at 11:55 a.m.

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

Meeting Adjourned at 12:01 p.m.

Carolyn G. Pantazelos, Secretary

Future Meeting
August 4, 2025 at the Mountain Club