

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

November 7, 2025

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

**Guests:** Jeff McIver, Gabrielle Mogil, Mike Simons, Mark Logan, Cathy Bonang, and David Spencer

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

**Secretary's Report** Minutes of the September 10, 2025 are not yet approved. Copies of the approved minutes will be submitted to be added to the book and the Owner website.

**Financial Update** Third Quarter financials were reviewed in depth. YTD the UOA Revenue exceeded budget by almost \$30K.

**Capital Budget Update**

- Charging station moved to back parking lot.
- Security system upgraded.
- Annex repairs and replacement and expansion of walk-in cooler

**Scholarship Committee** Cathy Bonang reported that there were two qualified candidates for scholarships this year and each would receive \$750 or half of the usual annual award of \$1500. Since our account is currently healthy from Quarters Auction monies, the Board decided to award each candidate the full amount of \$1500.

**Review of the Annual Meeting Presentation**

Discussion on order and content of slides. Decided to add cost amounts next to pictures of work that was done to improve and maintain the property.

**Old Business**

Motion by Rod Pelletier: **Extend current Line of Credit of \$280K.** Seconded by Joey Bonang. All in favor.

Motion by Rod Pelletier: **Proceed with increasing the mortgage loan effective for January 1, 2026.** Seconded by John Aber. All in favor.

Quotes from Cobb Hill for Hardie Board siding and updated quote on patio for January meeting.

**New Business** Next meeting will be held on Monday, February 2, 2025.

Motion by Rod Pelletier: **Have Joey Bonang as an Ex Officio Director of the UOA for Life.** Seconded by John Aber. Unanimously approved.

Motion by John Aber: **Go into Executive Session.** Seconded by Rod Pelletier. All in favor.

Entered Executive Session at 10:59 a.m.

Reason #1.

Motion by Rod Pelletier: **Exit Executive Session.** Seconded by Nancy Kaye. All in favor.

Exited Executive Session at 11:23 p.m.

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

Meeting Adjourned at 11:28 p.m.

Carolyn G. Pantazelos, Secretary

**Future Meeting**  
**February 2, 2026 at the Mountain Club**