

**MOUNTAIN CLUB ON LOON UNIT OWNERS ASSOCIATION
QUARTERLY MEETING of the BOARD of DIRECTORS
Mountain Cub on Loon, 90 Loon Mountain Road, Lincoln, NH**

MINUTES OF MEETING, AUGUST 2, 2026

Present: Rod Pelletier, Cathy Bonang, John Aber, Nancy Kaye, Don Damon, Jeff Owens, Mark Logan

Guests: Jeff McIver, Mike Simons, Brian Angelone, Gabrielle Mogil

Unit Owners: Ellen and Ron Michado

Meeting called to order by President, Rod Pelletier, at 9:02 a.m.

Opening Remarks: Rod Pelletier introduced the Michados. He thanked the team for the fabulous food at last night's dinner. He and Nancy Kaye will be running for full terms in November. Mark Logan will be running for a 2 year term. The annual budget meeting will be September 9th in Nashua. Nancy Kaye and Jeff Owens will attend via Zoom. There will be a quorum with the remaining members attending. He will remind the attorneys of the meeting details.

Secretary's Report: Minutes of the February 2, 2026 Board Meeting were previously reviewed and approved via email by all Board members and have been posted on the Owner's website. A Motion was made and approved to appoint Mark Logan to fill the empty seat vacated by Carolyn Pantazelos. Gabrielle Mogil was given permission to send drafts of the Management & Lease Agreements to Attorney Brad Westgate. A Motion was made and approved for a \$50,000 secured loan for the Health Club license requirement.

Revenues are ahead of budget and last year-to-date, distributions are up, great first quarter.

Capital Budget & spending year-to-date on track so far. Need to update project spending

Derek Walker presented the Financial Update: Revenue, department profits and expenses are above last year and above budget. A Motion was made and approved for a policy change to include a 3% charge for UOA dues paid with credit card transactions.

The following projects and costs were discussed: Garages and Annex, Parking Lot Gates, Hotel-Furniture, Hotel-New Website Development, Hotel-Radios, Pollard House Expansion & Improvements, Hotel-Heaters & Upgrades, Rooms Remodel, Food & Beverage (bar, equipment, kitchen improvements) On-going Projects were discussed: Spa Hot tubs, Patio, Outside Pool Access, Siding, Boilers, Phase 2 Exterior Stairs.

A Motion was made and approved for management to move forward with 2 new hot tubs for a total of 200K. A contract was signed with Brad Westgate's new law firm-Welts, White & Fontaine, P.C.

Financial Updates: Treasurer's Report-John Aber: Dues, distributions, and net operating revenue all on track to meet budget. Capital expense for new loan (closed May 7th) and total financing expense are estimated. Audit completed and reports are available. Current budget and spending on track. The new loan is higher than budget spending as a buffer to get through the next 5 years. F&B assessment ends this year and rooms assessment ends in 2028, basic dues increase 5% per year.

UOA & MonClub Consolidated Cash Balances YTD

Dues & Distributions Net; 957,906 Operations Net; 169,637 Total before Capital; 1,127,543
Capital & Investing Total; 1,792,813 Consolidated Net Cash Flow; 734,731

New Loan Revenue; 1,400,000

Capital Budget & spending year-to-date; room reno completed, patio started, boilers completed, ozone completed, kitchen floor completed, heating system upgrades in Arcade & Hotel

Contingency; electric metering, signage

Total project spend YTD-2,474,283 Total cash spend YTD-3,474,283

Total Capital expense YTD-4,024,756

Cash Flow Update: 2026 Capital Spend YTD 1,467,729; loan of 1,317,846 of which 431,798 used for Annex, Patio, Boilers

Waiting for final bills from vendors, but no huge amounts still due

Unit Owners Impact: Owner recovery 0.47%. Distribution up from YTD last year. Owner usage is down from YTD last year.

Revenue, Department Profits, Overhead Expenses, Owners Distribution are on track to last year to date

Cashflow and Proposed/Planned Projects:

Capital Budget & Actual Spend: Hotel-Furniture 6,500; Parking Lot Gates 25,680; Hotel-Boilers/HVAC 223,817; Hotel-New Website Development 12,000; Laundry Machines 12,000; Hotel-Patio 10,219; Hotel-Radios 9,982; Hotel-Fire System & Smoke Heads 16,461

Pollard House-Expansion & Improvements 15,896; Hotel-Heaters & Upgrades 19,500

Total Capital Expense Incidental Spend: 410,619

Room Remodel 824,283; Garage-Annex Repairs 10,297

F&B Insurance Reimbursement 93,310; F&B Equipment 10,675

F&B Kitchen Improvements 99,314

Total Capital Spend YTD 1,514,576

Brian Angelone project updates: 5 new Viesman boilers installed in Phase 1; clean, neat, new technology, user friendly; the old boilers cascaded these have "brains"; can keep them balanced and at the same growth level; challenging install across from weight room; contractor was well prepared & returned what wasn't used. Original boilers oil fired & residential (2014 converted to propane)

Rerouted indoor pump to pools which can now be isolated. Did not do outdoor pool.

The large expansion tank needs to be replaced. The hot water tank was replaced. Total spend for boilers & HWT 315,000. 295,000 budgeted. May save on labor for the next set of boilers to be replaced as there is more work space. The lifespan of the remaining 10 is short as parts don't exist. Do the next 5 boilers over the next year. Savings on service calls. Brian to get numbers.

The kitchen & bar epoxy floor (100K) looks great and no longer leaks into accounting.

The upper deck on the annex was better than anticipated. Minimal concrete on membrane. If tendons are corroded then have to continue for 6" of good rods. 400K budgeted for the project. Loon Mountain is excavating 15' underground to access their pump room which is next to the annex. They are replacing the failed pumps and piping to the pond and back.

The leaks in the Racketball Court are coming from the top level deck and not the walls. Minimal cost right now. Need to explore usage of the space-storage, spa expansion.

A switchgear in the electrical line vault outside the Kinsman failed leading to no power in the annex. Power was back fed to the annex. Guests were notified and a power outage was planned for 6 AM. All 3 lines need to be spliced. Guests will be informed and an all day power outage will take place in 2 weeks.

Patio discussion: The whole area had to be excavated, conduit lines everywhere, nothing marked, will now have access to the water system manifold. The deadline for completion was August 1st. Rain & heat hindered progress. This was not a clean site, a lot of work behind the scenes. John Aber suggested they move the equipment away from Phase 2 stairs. Rod Pelletier stated it's a good color choice for the tile flooring and that stainless steel cables for the railing

will not obstruct views. Jeff Owens asked about furniture which is TBD and a canopy which is budget related. The landscaped stairs & landing with key card access to the pool are part of the project. The railings are prepped and the existing rails to the Kinsman may also be changed with additional lighting.

Don Damon brought up flooding in the lobby, which is getting worse. Below the lobby windows is 12" off-end of the game room is 1". The drain system is buried, the section is not rotted, the garden is 2' higher, we need to dig 4-6 more inches to see concrete. There is no structural damage, only facial. There are 2 drains going to 1 location from 7 roofs. Blaze will strip out the area, remove the trees, put in a new drain system, and regrade the area. The cost would be tied into the siding budget.

Motion moved by Rod Pelletier, seconded by Nancy Kaye to go ahead with whatever is needed to repair the area outside the lobby and install a French Drain system.

Unanimous approval.

Blaze Construction wants to start siding the back of the building in October or possibly earlier, using a step system so they can move to accommodate guests. LP siding has been selected as it costs less than Hardy, it is warranted with install training, and there is no need to stockpile. The contractor is not using Lansing as he has an association with Belletetes. Staging will be used on the river side as there is no flat ground. The pool area will be greatly impacted. We would like to do the front overhang and entrance to make a strong visual impact for the November meeting. The whole project should cost 3.5-4 Million. Need to know where to start and how much square footage to be done for this year's budget. There is no problem with cash on hand for the project.

Jeff McIver stated that a new commercial hot tub for outside is very expensive. An 8 person stainless steel replacement would cost 168K. Add in the demo of the old tub, new electrical & plumbing and the cost would be around 200K. The new codes are quite tough. We are currently grandfathered, but would lose that status once installing new. 150K was budgeted. The engineer is to come back with a new price for a bigger tub. It would cost 200K for a new tub on the indoor pool deck with separate plumbing & drains. The floor under the hot tub in the men's locker room is sound. Another option would be to use a pool company to install a gunite tub. We agreed to review in September for new pricing and timeline.

Jeff Owens asked about the cost of the F&B project to date. To date 110K, total spent 500K-overage is due to code changes

Communications Committee: The 3% credit card fee for unit owners paying dues is not in place yet. Mike Simons said the system has capability for ACH, bill pay, etc. Gabrielle Mogil brought up security concerns when using ACH. Groups & coaches are charged 3% if using a credit card. Owners need to be notified by November as 1st quarter statements go out at the end of November. Mike Simons & Cathy Bonang to draft a notice to owners to go out with the annual meeting info.

Scholarship Committee: There is currently \$9000 in the account. All agreed to increase the recipient amount to \$2000. Applications will be available September 1st with a deadline of October 1st.

Old Business: Don Damon stated that the Owner Representative should not be on the MonClub Board but on the UOA Board. The Owner Rep position is vacant since Mark Logan resigned to take Carolyn Pantazelos' position. Currently there are only 4 members on the MonClub Board. Gabrielle Mogil said to consider the liability of operations. More discussion is needed and will continue in the Executive Session.

New Business: Rod Pelletier had asked Caroline Pantazelos to attend this meeting via Zoom so we could recognize her years as a Board Member. She was not available. There was discussion about what to do fairly. Everyone signed a card and an Amazon gift card will be sent to her.

Future UOA Board Meetings: Proposed Budget for 2027, September 9, Nashua, NH;
3Q Board Meeting, November 13; Owner's Annual Meeting, September 14

Motion moved by John Aber, seconded by Mark Logan to go into Executive Session at 11:37 p.m. Unanimous approval

Reason #1

Motion moved by Rod Pelletier, seconded by Nancy Kay & Mark Logan to leave Executive Session at 12: 10 p.m. Unanimous approval

Motion moved by Rod Pelletier there be a Director at Large on the UOA Board recommended by owners or management, as a non-voting member for 1 year following the ExOfficio policy. Motion not seconded and discussion brought up that the UOA Board assigns Directors to MonClub.

Motion moved by Don Damon, seconded by John Aber to have Mark Logan be the assigned Director on the MonClub Board. Unanimous approval. Mark Logan accepts.

Motion moved by Nancy Kaye, seconded by John Aber to adjourn the meeting at 12:22 p.m. Unanimous approval

Respectfully submitted,
Cathy Bonang, Secretary