

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 14, 2011
1:00 PM
MAIN CLUB HOUSE

Meeting was called to order at 1:03 pm, by President Dollar.

All stood for the Pledge of Allegiance.

Roll Call: Dollar, Hensel, Mellard, Mecozzi, Labadia, Ambrosio and Hillner were present.

Motion made by Labadia and seconded by Mecozzi to approve the minutes of February 15, 2011 as posted, all unanimous.

BOARD COMMENTS

Labadia, Hillner, Mellard had no comments.

Dollar – Thank you to Bob Randall and Joe Romano, and welcome to new members.

Pete Stenstrom had to leave, please keep him in your thoughts and prayers.

Hensel- there are two other Board members that need to be added to the call lists for the attorney and accountant. (see attached)

Ambrosio – thank you for your vote, I will do the best I can if it's good for Monterey its good!

Mecozzi – please be patient with us we have nine items on the agenda and a lot of new members.

CORRESPONDENCE (see attached)

1. Building 8 – complaint about golf balls - Marshalls.
2. Martel – 12A
3. Gene Nonnan
4. Chuck Bessey – lights
5. Mellard – resigned from the House Committee.
6. Dave Thomas – golf letter.
7. Glen Meyer – Finance – never mind.

After Dollar read the #6 regarding Chris & Matt playing golf with Men's Golf he asked the Board to Vote: Labadia, Hillner, Ambrosio, Mellard, Mecozzi, Hensel, yes. Dollar no. Chris & Matt can play with Men's Golf.

MEMBERS REQUEST TO SPEAK ON AGENDA ITEMS. – NONE

TREASURER'S REPORT – (see attached)

MANAGER'S REPORT – (see attached)

NEW BUSINESS

1. Motion made by Labadia and seconded by Hillner to accept the Board appointments to committees. (see attached). Vote, all in favor.
2. Motion made by Mecozzi and seconded by Hensel to discuss and accept new Social Activities Calendar. Vote all in favor.
3. Motion made by Mellard and seconded by Labadia to remove Vice President as liaison to MORA, Mecozzi asked for clarification, Hensel explained money and legal ramifications, vote, all in favor.
4. Discussion on new signage for front entrance, we have a couple of options that were shown and talked about. Chris to get prices and report back at next BOD meeting.
5. Labadia made a motion seconded by Mecozzi to leave locking of the clubhouse way it is. Put on channel #63 that if you unlock a door at the main club house you must re-lock it. Hensel moved the vote, all in favor.

The Floor:

6. Motion made by Mecozzi and seconded by Mellard to have tile floor replaced at the Yacht Club in kitchen and hallway areas. \$1,000 to be paid by House Committee \$1,351 from Furniture & Fixture Reserves, vote, all in favor Hensel stated that there is money in the Reserves to cover this..
7. Motion made by Hensel and seconded by Mecozzi to move pool resurfacing and \$8,000 from Infrastructure Restricted Fund to "other" Reserve Account. (reasoning: pool resurfacing is \$16,000). Ambrosio states that this is just moving money from one account to another, vote all in favor.
8. Motion made by Hensel and seconded by Mecozzi to use Insurance Escrow funds temporary to offset delinquent owners until the association has a special assessment to

cover the delinquencies. (see attached) Labadia moved the vote seconded by Dollar. Discussion – Budget Committee did not add bad debt rather will have a Special Assessment. Vote all in favor.

9. Motion made by Hensel and seconded by _____ to accept the Finance Committees recommendation for new members, B. Marshall, D. Burns and E. Schafer. This was done under Board Committee appointments. Motion Rescinded.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS.

9-F Jay Locker – should they vote.
44-A Sandy Hixon – Chris is on call for 24/7.

MEETING ADJOURNED AT 1:50 PM.

Attached - MANAGERS REPORT

- 1. Finally started plantings, there will be more this week along with sod.**
- 2. Pond Fountain #3 if out of order, we are working on getting it repaired.**
- 3. Bulk heads and benches being painted.**
- 4. After todays last tournament of the season we will start verticutting the greens.**
- 5. Brown areas on the course are from overseeding and drying.**
- 6. Three large palms being planted on #9 fairway.**
- 7. Oaks in other areas.**