

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 12, 2011
1:00 PM
MAIN CLUB HOUSE

Meeting was called to order at 1:02 pm by president Dollar.

All stood for the Pledge of Allegiance.

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

BOARD COMMENTS:

Labadia, Ambrosio, Mellard, Hensel, Hilner, none.

Dollar – drive safe, safe summer, see you next year.

Mecozzi – Salary Review meeting on Monday, April 11th, as Chairman I would like to propose that we change the Resolution 2-02, item #2 to read, “Determine maximum range for each position (and add) a monetary lump sum, a percent increase to be distributed by the manager at KMCA for the following year, the Board unanimously agreed.

CORRESPONDENCE:

Secretary, Mellard, read three correspondence letters from unit owners (see full attached)

1. Ted Mellard – reinstate as a House Chairman, Board approved.
2. E. Nonnon – Fun Day
3. J. Canney – resigned as Finance Chairman, Board accepted.

MEMBERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.

P. Dollar – Items 4, 8, & 9
L. Conley – item no. 2.

TREASURER’S REPORT – (see attached)

Jim Hensel asked to continue report when item #2 is discussed.

MANAGER’S REPORT:

Being that Chip Shots came out about 10 days ago and I reported last Monday at MORA I have no additional report at this time.

NEW BUSINESS

1. Ambrosio made motion seconded by Labadia to have parking lots and roadways sealed, restriped and bumpers painted with one spray coat and one squeegee coat of coal tar sealer, by M&M Asphalt for a cost of \$45,826 to be paid for from Paving Reserve. Vote all in favor.

2. Labadia made a motion seconded by Mecozzi to accept the recommendation of the Greens Committee to have greens 5 & 8 refurbished to USGA greens per specs. received and have tee boxes at 7 & 9 blue, scraped and leveled by Links Construction for a cost of \$41,079.41 to be paid for from Outside Infrastructure.

Hensel returned to the Treasurer's report and explained that by lowering the objective of the Outside Infrastructure account from \$175,000 to \$100,000 would give a surplus of \$8,000 and free up \$47,000 to do the greens. Hensel moved same, seconded by Labadia, Vote all in favor.

Dollar made an amendment to the original motion seconded by Hensel to only do 8 green and 7 tee. We are in a recession and I think we should take it slow, there are other increases coming up.

Owner, L. Conley had asked to speak on this agenda item. 6 green was done last year to make it harder, greens are not needed, money and could be used elsewhere.

Ambrosio responded that #6 green was not done to make the green harder it was done to make it healthier, all the greens have a build up thatch etc...

Mecozzi made mention of greens committee report and report from meeting with TCGSA stating that greens life expectancy is 15 to 30 years, ours are 40.

Labadia states that the golf course is our biggest asset and we have not done anything to it, it is time to get going!

Vote was called for the amended motion of 1 green and 1 tee. Vote was Labadia, Mecozzi, Hillner, Ambrosio, Mellard, NO, Dollar, Hensel, Yes, motion failed to pass of 5 to 2.

Vote was called for first motion (2 greens and 2 tees) vote was Labadia, Mecozzi, Hillner, Ambrosio, Mellard, Hensel, Yes, Dollar, NO, motion passed 6 to 1.

3. Mecozzi made a motion seconded by Hensel to have the Vice President re-appointed as liaison to MORA as per Resolution 3-08, no discussion, vote – all in favor.

4. Mecozzi made a motion seconded by Hensel to allow manager to use his discretion to make an exception if a request is received from a guest with doctor's note to use a golf cart.

Owner, Phyllis Dollar states that a guest should not be allowed to use cart at all, the manager is not always here.

F. Dollar – owners need carts, discussion followed:

Hensel amended the motion seconded by Dollar to allow the manager with advanced notice as long as a cart is available, more discussion on wording. Hensel rescinded his amended motion, Mecozzi rescinded his original motion.

Mecozzi then made new motion seconded by Hensel to allow manager to use his discretion to make an exception. If a request is received from a guest with a doctor's note with two days of advance notice and only if a golf cart is available for use. Vote, Labadia, Mecozzi, Ambrosio, Hillner, Mellard, Hensel, Yes, Dollar, NO, motion passed 6 to 1. Note – Guest fee and cart fee of course still apply as usual.

5. Hensel made a motion to plant native species aquatic plants around pond 3, coming off 3 green for \$3,000. There was no second, motion dropped.

6. Ambrosio made a motion seconded by Labadia to rescind Resolution 2-06 and accept new Long Range Resolution.

***Note the resolution should have been (2-04) and will be corrected at the next board meeting.**

Discussion – Hensel feels the board should have the right to nominate committee members discussion went back and forth between members. Dollar suggested to table, manager explained there would be no Long Range Committee if tabled. Vote was called, Labadia, Mecozzi, Ambrosio, Hillner, Mellard, Yes, Hensel, Dollar, NO, motion passed 5 to 2.

7. Hillner made a motion seconded by Mecozzi to appoint Glen Meyer, Joan Roehm, Joe Romano as Long Range Planning Committee members and Fred Ambrosio as Board liaison. Vote – all in favor.

8. Ambrosio made a motion seconded by Mecozzi to no longer require residents or guest to sign in at the pool.

Phyllis Dollar states that we always did this when did the law change? Manager replied, "It has not been required for as long as he knows C.P. O. since 1984, State does not require."

Mecozzi had Chris check with State, pool sign in is not required. He asked Ginger Bates (retired nurse) what she thought and she thinks it was for Health reason if health problem. He states that I don't think you could even do this anymore with HEPA Laws. Mecozzi states that guests would still have to register at the office, yes. Vote all in favor.

9. Add to addendum to Resolution 11-99 regarding interview rules.

1. Returning/Renewal renter will no longer be required to have a personal interview.
2. Returning/Renewal renters are not required to pay an application fee unless they are renting a different unit then there will be a fee of \$100.00 charged.
3. An application and lease will still be required. Renters will receive an updated list of Rules with certain reminders when they sign in and receive their badges.
4. Interviews will no longer be required to be performed on Tuesdays only. If an interviewer is available the committee can use their discretion.
5. It will no longer be required to have two interviewers assign per interview.

P. Dollar states that there were always two interviewers to cover Monterey. Hensel – you need two interviewers to cover the association. Ambrosio, Bob Randall does it all summer long by himself. Mellard – if it is two interviewers then it always has to be two. Terri Hillner was asked for a comment she stated that interviews should be done Monday to Fridays not just Tuesdays. Hensel moved the question, vote was all in favor.

MEMBERS REQUEST TO SPEAK

- Normally this is on Non-Agenda items, there was a typo so members were allowed to speak on agenda items.

Bob Zupke – special machines bought for hole 6 between \$7,500 to \$10,000 not even being used, do we have to buy more and where is it taken from?

Dollar – replied that the equipment is purchased from Equipment Reserve. Manager replied that the mower purchase for 6 green is a walk behind and only cost \$1,500 we're using the only other two machines we have to do all the cutting of greens, tees, fairways including 6 at this time because we are trying to get 6 to fill in low spot, sanding and punching .

L. Green states in reference to guest using carts it must be enforced.

Meeting adjourned at 2:30 pm.