

**KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 7, 2012
1:00 PM
MAIN CLUB HOUSE
MINUTES**

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

All stood for Pledge of Allegiance.

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

BOARD COMMENTS:

Dollar – Annual meeting committee worked after MORA last night to get the packages ready , thank you. New plants at flagpole look great. All others – no comment at this time.

TREASURER’S REPORT – (see attached).

MANAGER’S REPORT – (see attached).

CORRESPONDENCE – Bob Pierson & Phyllis Dollar wanted to speak on item #8 and will speak when we get to that agenda item.

OLD BUSINESS

1. Mellard made a motion, second by Labadia to accept the changes to the Pool Rule sign as given to the directors. Vote – all in favor.

2. Hillner made a motion, second by Mellard to hire Links Construction to replace the drainage pipe behind building 41 (the work has already been completed.) Vote all in favor.

NEW BUSINESS

1. Motion by Hensel, second by Mecozzi to modify the previous Board decision to “place Milestone single hung Series 2000 windows” to “place any modern window appearing the same as existing windows and containing impact glass”. Vote all in favor.

2. Motion by Hensel, second by Labadia to approve an Association Restricted Funds Account to accumulate \$30,000 to be used for purchasing units at Monterey Y&CC. Vote all in favor.

3. Motion by Mellard, second by Mecozzi to accept changes to Rules & Regulations book as discussed in the workshop meeting. Vote all in favor.

Note: One major change, the 25 mile rule for guests playing golf has been removed.

4. Mecozzi made a motion, second by Mellard to renew the Lapsco contract for washers and dryers for another 2 years. Beginning in June the contract will remain the same, the association will receive \$14,000 per year. Vote all in favor.

5. Motion by Hensel, second by Labadia to approve requesting an amendment limiting rentals to 20% of the 510 residential living units at Monterey. Vote all in favor.

6. Motion by Hensel to divide the question into 3 parts:

a) approve a replacement resolution for the Budget Committee as attached, second by Mecozzi. Vote all in favor.

b) approve a replacement resolution for the Salary Review Committee as attached. Jim to reword paragraph 2 as discussed. Second by Labadia. Vote all in favor.

c) approve a replacement resolution for the personnel policy committee as attached, second by Mecozzi. Vote all in favor.

7. * Moving insurance escrow account item was not discussed until additional information can be obtained.

8. Hensel made a motion, second by Labadia to approve plantings on the golf course side of buildings where there are currently none. The manager will advise the first floor owners of units needing such plantings that unless they advise him that they do not want such plantings, the Beautification Committee will be planting the shrubs over the next several months. Our forces will finish those units not completed by the Committee with association funds.

Owner – Bob Pierson spoke on how the golf course is looking so good and there are funds available in the reserves for plantings.

Phyllis Dollar – agreed looks good, but feels fronts of buildings are more important to landscape at this time.

Back to the Board, after much discussion pro and con, Mecozzi amended the motion, second by Mellard to approach unit owners that need landscaping to get them to pay for the beautification . Hensel asked the manager how many units , how many plants and approximate cost? Approximately 80 units, 640 plants, approximately \$3,200.

Vote on Mecozzi- amended motion, yes, Mecozzi, Mellard, No – Ambrosio, Hensel, Hillner, Labadia and Dollar, motion did not pass.

Vote on original motion, yes, Hensel, Hillner, Labadia, Ambrosio, Dollar, No, Mecozzi, Mellard, motion passed 5 to 2.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS.

Frank Swiderski – 48-B, we need gutters on buildings to prevent wash out.

T. Hillner – 35-G, what about landscaping the fronts and under stairs.

R. O’Connell – 28-H, landscape under stairs.

M. Mecozzi – 27-D, who is going to maintain new plants?

J. Hart – 34-D, the beautification committee is ready to plant.

C. McCauley – 1-H, what about pond 5?

D. McIntyre – 29-E, stepping stones need replacement, (Board already has put money in reserves to start replacing).

T. Hillner – How about using scramble money to use on pond #5?

B. McIntyre – 29-E, they discussed delinquent fees at MORA last night, who can I talk to about some ideas for collection. (Chris)

Meeting adjourned at 2:23 pm.

MANAGERS REPORT

1. Drain pipe behind #41 has been replaced. Riprap rock installed around pond.
2. Front entrance – signs ordered, asphalt company hired, pavers already delivered, met with landscape designer & electrician.