

KING MOUNTAIN CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
TUESDAY
APRIL 16, 2013
MAIN CLUB HOUSE
1:00 PM

MINUTES

Meeting called to order at 1:00 pm by President Mecozzi.

All stood for Pledge of Allegiance

Roll Call: Dollar, Hensel, McIntyre, Mellard, Roehm, Mecozzi and Romano.

Mellard motioned to accept minutes of March 19, 2013 and April 2, 2013 with a correction to March 19th minutes that Kay Mellard should be added as a member of the Interview Committee, seconded by Dollar, vote was all in favor.

BOARD COMMENTS

Hensel – last week talked about bike rack, I put my bike behind bushes planted in between buildings, something to look at.

Mecozzi – termites went well I heard of no problems.

All other no comments.

NO CORRESPONDENCE

NO MEMBERS REQUEST TO SPEAK ON AGENDA ITEMS

TREASURER’S REPORT – see attached.

MANAGER’S REPORT - see attached.

NEW BUSINESS

1. Merle Gamm explained the Finance Committees washer and dryer proposal, Hensel motioned to approve the process to continue seconded by McIntyre. Vote was all in favor. Chris to procure prices during the summer.

2. Merle Gamm made a motion for the board to accept the Finance Committees report regarding 2014 Reserves at \$304,000 for Chris to work with for 2014 Budget, seconded by Hensel. Vote all in favor.

3. Dollar made a motion seconded by Mellard to accept MORAs 2013-2014 Social Activities calendar. Vote was all in favor.

4. Mellard made a motion seconded by McIntyre to approve installation of Solar Screen on patios (like 30-D) with the stipulation that owners understand they are responsible for any damage, repair or replacement. It will be the owner's responsibility to let new purchasers know they are responsible, the new owner will also have to sign a form. We will put one together like the one for installing sliding glass doors. Vote was all in favor.

5. Hensel made a motion seconded by Roehm to approve a **Special Assessment** in the amount of \$144,125.00 due by the September 30, 2013. Jim explained what the **Special Assessment** will cover - \$90,000.00 for termite treatment, \$54,125 for bad debt.
A ,E, F, J = \$311.00; B, D, G = \$275.00; C & H = \$241.00.

OWNER'S REQUEST TO SPEAK ON NON-AGENDA ITEMS.

Cat Tess – 12 – second floor landings and stairs are slippery, Chris reported we will be painting next year and will have them add shark skin.

John Gagliardi – you will need a service contract for the washers and dryers.

Ann Burns – we are baring with you on the fountain but it needs to be higher.

Val Kohl – letter to owners about Special Assessment.

Meeting adjourned at 1:55 pm.

MANAGER'S REPORT

1. Termite tenting went off without a hitch, some residents did not do anything. Buildings will be inspected every year.
2. Front pond/fountain – it is not done, please bare with us.
3. 15-I bought \$21,000 – sold \$28,500, will go into unit foreclosure reserve.
17-H cleaned and will be painted this week and then rented.
12-D- Foreclosed March 28, 2013.
25-C – Bank foreclosed they will be paying plus monthly assessment about \$6,000.
2-B – Bank foreclosed they will be paying monthly assessment and maybe about \$7,000.
4. Francesca rendition for front entrance is on Chris' computer if anyone would like to see what it will look like.
5. Bocce court material will now be installed by a company instead of players, cost about \$1,200.00. Mellard commented that the court should **not** be raked between play only brushed.