

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 14, 2014
1:00 P.M.
MAIN CLUBHOUSE
MINUTES

The meeting was called to order at 1:00p.m. by the president, Bob Mecozzi. All stood for the pledge of allegiance to our flag. The secretary called the roll. Present were Dollar, Hensel, McIntyre, Mellard, Roehm, Romano, and Mecozzi. Dollar moved to approve the minutes of the meeting of December 10, as posted. All directors voted to approve the motion.

Comments by board members included an exclamation by McIntyre that he had won his shootout today. Dollar thanked Jim and Bob for covering for him with responses to owners' comments at the Mora meeting. Mecozzi stated that we are pursuing delinquent owners no matter what amount they owe.

Mecozzi read correspondence from residents, beginning with letters from Mike Krehel, 26B, and Bob Hardwick, 12G, concerning spending. Mecozzi pointed out that, included in the association's monthly expenditures, there are charges of over three hundred dollars per unit over which we have no control. Mecozzi called on Jack Emr regarding his letter requesting approval of car covers, requesting that Emr bring up the matter at a Mora meeting to gather additional information. A letter concerning speeding and stop signs was read. It was agreed that members who had written requests to speak on agenda items would make their remarks as those items came up.

A treasurer's report was given by Hensel and is attached to these minutes. A manager's report is attached.

Under the topic of Old Business, a motion was made by Hensel to approve \$3000 to finish the front fountain. Frank Swiderski, an owner having requested to speak on this agenda item, asked what actually is being put in, to which Hensel replied that \$2000 would go for landscaping and \$1000 for a fountain found on-line. An owner Bob Hardwick spoke against spending additional money on a fountain and other decorative elements when we are experiencing special assessments. Following discussion by board members, the matter was brought to a vote and passed, with Dollar, Hensel, McIntyre, and Mecozzi in favor and Mellard, Roehm, and Romano against.

Also under Old Business, Hensel moved to replace the bridge at Hole #4. Ron Longo, an owner having requested to speak on an agenda item, inquired as to the cost of replacing the bridge and the reason for replacing it. Mecozzi stated that a petition for replacement of the bridge has been signed by 93 people and asked the treasurer if the money is in the budget. Hensel stated that funds are available in Infrastructure Reserve.

In a new motion, Hensel moved to replace the bridge at #4 Hole for the sum of \$3,200 as per agreement with Vaspoli Enterprises, with funds coming from Restricted Infrastructure Reserve, based upon review and approval by Joe Romano of final specs. Dollar, Hensel, Mellard, Roehm, Romano, and Mecozzi voted in favor, with McIntyre opposed.

Under topic three of Old Business, Mellard moved to discuss the purchase of 102 washers and 102 dryers, as per recommendation by the Finance Committee, from Lapsco. The sum of \$151,034.10 would be borrowed from our Restricted Reserve account and repaid by means of charges of one dollar per wash and one-half dollar per dry. Board discussion, with participation by owners Swiderski, Hardwick, Longo, and Fred Ambrosio, who had provided written request to speak on agenda items, included: the contract with Lapsco is for machines from General Electric with a year's GE warranty; Lapsco will provide a service contract as part of the purchase agreement; the entire cost will be borrowed from MYCC funds to be paid back in five years.

Hensel moved and McIntyre seconded to approve the contract with Lapsco in the amount of \$151,034.10, contingent on approval of the owners to borrow the money from the Restricted Reserve account. In favor were Dollar, Hensel, McIntyre, Mellard, Roehm, Romano, and Mecozzi.

The first item on the agenda under the heading of New Business dealt with painting the buildings with a color change as recommended by the Finance Committee. Roehm moved that the board approve this recommendation. After brief discussion, the vote was taken with all board members voting in favor.

McIntyre requested permission from the board to mail out a questionnaire with the February issue of Chip Shots for gathering email information from owners as the beginning of an effort, not yet endorsed by the Board of Directors, to move along the use of computer technology in dealing with MYCC business. An article in the accompanying Chip Shots would make clear the purpose and content of the questionnaire. It was moved by McIntyre to proceed with the mailing with all voting in favor.

Dollar moved to discuss construction of a Tiki style mansard covering over the patio area. Lorraine DeNeill, chairperson of Mora, was called upon to give a synopsis of the origin and plans for this project. Money available at this time is a donation of \$6,000 from Mora, \$1,000 from the House Committee, and \$1,000 from Social Activities. A bid for \$13,200, which includes drawings and permits, is currently in the hands of the committee. Following discussion it was decided that the patio area should first be enlarged and plans for raising additional funds explored. Romano moved to put off the project for the time being to pursue these ends. Voting in favor were Hensel, Mellard, Roehm, Mecozzi, and Romano with Dollar and McIntyre opposed.

Discussion was held concerning hiring a deputy from the sheriff's department to patrol our roads on a part time basis and issue tickets for excessive speed and other traffic violations. Romano moved to use the officer three hours at a time for two or three sessions a week. Mellard suggested that owners be appraised of the plan to police the roads by means of Channel 63 and Chip Shots. Following discussion a vote was taken to proceed with the plan, with Hensel, McIntyre, Roehm, Romano, and Mecozzi voting in favor and Dollar and Mellard opposed.

Non-agenda items discussed upon owners' requests included remarks by Frank Swiderski about adding stop signs and a description by Marilyn Paul, 41-A, of leaks in her patio, which had been checked by Tom Priez, who found that caulking is needed along the line where the brick and wall meet.

Mecozzi announced that a workshop meeting of the board will be held on February 11 and a regularly scheduled meeting on February 18. Hensel suggested that results of the amendment change be announced at the next scheduled Board meeting.

A motion to adjourn was made by Dollar at 2:57 p.m.