

KING MOUNTAIN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 18, 2014
1:00 P.M.
MINUTES

The meeting was called to order at 1:04 p.m. by the president, Bob Mecozzi. All stood for the Pledge of Allegiance to the flag. Present were: Dollar, Hensel, McIntyre, Romano, Roehm, Mecozzi, and Mellard. Minutes of the meeting of January 14, 2014 were approved as posted.

Comments by board members included a suggestion by Mellard to place a form in the next issue of Chip Shots to help determine how many residents actually use the gym. She also spoke on behalf of the board to thank Joan Roehm for her two years of service on the board. There were no other board comments.

Correspondence from Jack Emr concerning the workshop was read. Frank Swiderski had a question about building painting which will be referred to the committee.

A copy of a treasurer's report given by Hensel is attached to these minutes; a manager's report is also attached. Mecozzi inquired whether the board will have time to review schedule A, with an affirmative response.

Under the heading of New Business, Mellard moved to approve the proposed amendment to our condominium documents defining a permanent resident and unit. All voted in favor. Mecozzi read the proposed amendment recommended by MYCC attorney with all voting in favor.

Hensel read a change in the resolution for the Finance Committee stemming from the recently passed document amendment and moved to approve, with all voting in favor. He likewise moved to approve a new resolution for the Budget Committee, with the same change as in the previous resolution as well as a change to use the word *member* in place of the word *director*. A stipulation that the vice president will serve as committee secretary will be omitted. A copy of the 2014 budget will be attached as an example of the correct form for the budget, with all voting in favor.

Hensel moved to approve a new resolution for the Long Range Planning Committee with a definition to distinguish it from the Finance Committee with all voting in favor. He next moved to approve a new resolution for the Property Advisory Committee incorporating the same change as in those for Finance with all voting in favor. In a motion to approve a new resolution for the Annual New Owners Meeting Committee bringing about the same changes as with the Finance Committee, there was an additional change requiring committee membership of at least 13 and up to 18 members and allowed a previous chairman to serve if he so chose. Isabel Pendleton was asked the necessary number, which amounted to ten counters and three judges.

Roehm moved to approve a newly updated version of the Employee Personnel Policy and adoption of the new Employee Personnel Manual with all attachments. Mecozzi thanked committee members Joan

Roehm, Bill McIntyre, and Jim Hensel, as well as Chris Malpiedi, for their work on this project. With an addition for the sanitation collector still to be added, the vote was all in favor of accepting the new manual.

After a motion by Mecozzi, the board voted to change the date of Vegas Night to February 27, 2014.

After discussion, a vote was taken to approve payment for resurfacing the bocce court in 2015. Romano moved to approve a paved walkway alongside the bocce court for safety in stepping into and out of the court at a cost of \$2500 with all in favor.

Owners requesting to speak on non-agenda items included McIntyre's stipulation that all membership committees report to Mora. Ange Plamondon suggested that the range of addresses for Monterey buildings be posted on the front wall at the entrance. A resident made a comment opposed to a concrete slab for the picnic table area and discussion brought out ideas for adding a stamping on the concrete to give it a paved look.

Mecozzi stated the next meeting of the board will be for discussion on March 18, 2014 at which Yacht Club reservations will be discussed and board committee appointments will be made.

The meeting was adjourned at 2:20 p.m.

Submitted by

Joan Roehm, Secretary