

King Mountain Condominium Association, Inc
Minutes of Meeting of the Board of Directors
Main Club House
Tuesday, April 8, 2014

The meeting was called to order by the president, Bob Mecozzi, at one p.m. Present were Mellard, Dollar, McIntyre, Romano, Hensel, Pierson, and Mecozzi.

All rose for the pledge of allegiance to our flag.

The first order of new business was approval of Golf Course Maintenance Committee members. Bill McIntyre moved to approve Erc Labadia, Carol Flederbach, Frank Cannizzaro, and Bob Hardwick as members. The motion was seconded by Hensel. The vote was all in favor.

Bill McIntyre wants to see the Long Range Planning Committee involved in computer technology at Monterey and wishes to turn over the area of computer technology to the Long Range Planning Committee for investigation. Discussion brought out that the Long Range Planning Committee is not in place as yet and that there is no committee currently following computer technology. An amended motion to have the Long Range Planning Committee include computer technology as one of their projects was made by Hensel, seconded by McIntyre, and the vote was all in favor.

The next order of business was the 2014-2015 Social Activities Calendar, and it was moved by Mellard, seconded by Dollar to approve the calendar. Discussion of the Couples Golf League was introduced to consider whether the league should play on Fridays as requested or to play on Saturdays alternating with scrambles. Use of the golf course by leagues and groups as contrasted with availability of the course for open play by members was discussed at length. Hensel recommended the league might play on Fridays if they started at 11:30, allowing morning tee times for other members to play. It was moved by Mellard and seconded by Mecozzi to accept the calendar with the understanding that Couples Golf would be scheduled to start at 11:30 on Fridays. Vote was all in favor.

It was moved by McIntyre that all Board committee chairmen give status reports to the board at the final board meeting in February, before the Annual Members Meeting in March. There was a second by Mecozzi. It was pointed out by Hensel that many of the committee resolutions already state when they are required to report to the Board, and many of the committees are not required to do so, but that the matter could be added to resolutions. Mecozzi stated that we cannot continually change resolutions and that requiring reports could create problems. McIntyre moved to table the motion and move on to other business. Romano seconded. Vote was all in favor.

Hensel moved to appoint Joan Roehm, Ed Morgioni, and Carol Grube as members of the Rules and Regulations Committee, with a second by Dollar. Vote was all in favor.

Mellard moved to approve as members of the Interview Committee, Bob Randall, Joan Quinney, Joe

Cerino, Noreen Cerino, Brenda Bennie, Phyllis Dollar, Marion Mecozzi, Gene Ferretti, and Kay Mellard, who will serve as liaison, with a second by McIntyre. The vote was all in favor.

Hensel moved to suspend the Rules and proceed with a workshop for discussion only, seconded by Mellard. The vote was all in favor. Discussion included outside advertising on Monterey's bulletin board, an overlap between committee resolutions for Mixed Golf and Golf Course Maintenance, and the value of using email to communicate among board members. Mecozzi read a list of committee chairmen and requested lists of committee members for the April 22 meeting of the board.

Topics to be added to the agenda of the April 22 meeting are the appointment of Jack Houlihan to the Long Range Planning Committee as well as appointment of committee members for Property Advisory as Barbara Green, Lyle Green, Isabel Pendleton, Brenda Bennie, Joan Quinney, and Edith McLellan, with Joe Romano as liaison.

Chris presented the 2014 Delinquent Owners Special Assessment as \$70,000, to be voted on at the April 22 meeting. He also discussed bids from three painters, as well as wall colors and warranties, for the painting of all buildings during the summer. Chris will make a motion in this regard at the meeting on April 22. The list showing distribution of colors among the 49 buildings in the main complex is posted.

Chris presented a proposal to do a moisture survey on four of the roofs, which can be done for \$2200. The board agreed it is a good idea to do this survey. Chris will make a motion at the April 22 meeting. During the summer, an in-house survey will be made of the weir at Pond #4 near building 49, and any in-house repairs that are needed will be done. Joe Romano will assist.

Suggestion was made that an extra electrician be added to the emergency contact list. Lengthy discussion was held concerning the use of the Yacht Club by private groups regarding: an amount for the deposit, the number of persons in the group, check lists governing the use and clean-up of the facility, and other concerns. This will be added to the agenda for the April 22 meeting.

McIntyre reported good support resulting from the email survey and would like expanded use of email by the office and board for contact between members.

Lorriane DeNeill, chairman of MORA, presented a revised proposal for the picnic pavilion area. After discussion, Chris agreed to have posts put in to show the approximate dimensions and height of blocks and canopy. This project will be added to the 4/22/14 budget.

Following a motion by Hensel, the meeting was adjourned at 3:15 p.m.

Submitted by

Joan Roehm, Recording Secretary