

**Meeting Minutes**  
**Annual Meeting of Mountain View Resort**  
**November 7, 2009**  
**First Congregational Church, Family Life Center**  
**Ossipee, NH**

**1) Sign-in and verification of proxies:** All Mountain View Board members were present, all unit agents, the resort manager, and a few owners. No proxies were received.

**2) Call meeting to order:** 12:30 PM

**3) President's Report:** It has been a good year at Mountain View, however we are looking for more owners.

**4) Secretary's Report:** The annual meeting minutes of November 8, 2008 were reviewed and approved unanimously with one correction to the spelling of Mary Gabriele's name.

**5) Manager's Report:** Jodi Moon reported on the following:

*1) Jodi noted that the September RCI ratings were down in maintenance. The reason for the drop was the lack of staff to service the units. Buck had been working alone for some time. Now he has an assistant, Bob Eaton, full time, and who has worked out very well. The RCI year ends in August.*

*2) Seven units in 2009 have been taken back from owners due to lack of payment of maintenance fees. In addition some 30 owners still owe on the outstanding \$75 assessed separately for capital reserve. Phone calls will be made to the owners to remind them of their debt. Reminder letters have been sent.*

*3) In the reception area of the office is a list of MV weeks for sale with a "make an offer" posting.*

*4) The gas heater for unit 7 has been ordered. Electric heaters for units 5 and 8 will be ordered.*

*5) New bathroom ceiling units will be replaced slowly, in both the a and b units. In some cases the plastic coverings will be painted.*

*6) Waterproof mattress covers for the twin beds have been purchased and are in place. There are 2 spares.*

*7) The water heater in unit 4 (the oldest heater) is fine. It will be drained.*

*8) The repair of the potholes in Jessica Way may be done with a product called Pothole Glue, which requires an aggregate to mix with it. The work will be done in house as the quote from Perma Drive was quite expensive. If the Pothole Glue does not work out, Cold Patch will be used in the Spring. Also a crack in the drive area, across from units 7 – 12 needs to be patched also.*

*9) Refrigerators in b units. The new refrigerator in 1b is good, but not frost free. All the new refrigerators for the b units will be apartment size units which are frost free. These are to replace the under counter ones that are there presently. To hide the back of the refrigerator which can be*

*seen through the opening to the bedroom area, Buck will make a built in shelf unit wide enough to hide the refrigerator and will extend to the top of the opening.*

*10) New carpeting to completely redo units 3 & 4 will cost \$2287. It was decided to recarpet them completely.*

*11) Washing machine sensors. The sensors are being researched and may cost \$200 - \$300 each. The sensor will be installed on the floor next to the washing machine and when the sensor detects water it will shut off the water to the washing machine only. All plastic dryer hoses have to be replaced with metal ones. The need for the sensors was due to a washer that became unbalanced. After which the water hose broke allowing water to totally flood the unit. The machine was left unattended at the time.*

*12) In both units 8 and 10 - work has been done in 10 and will be done in 8 to repair water damage in the back b unit walls due to rain run off from the roof down through the vinyl siding into the walls. No flashing was put in place between the deck and the wall. The cost to repair unit 10 was \$3500. Unit 8 may be less. The guests in unit 8 lost a camera and an ipod due to water damage. At this point the insurance company does not want to cover the cost of the items. This will be pursued.*

*13) Problem with removing and replacing the AC units in the a unts' living room. Two AC units have been ruined due to erroneously screwing longer screws into the cooling coils while reinstalling them for summer use.. There was discussion about putting the units into the wall permanently to eliminate further problems. However there was not total agreement that putting the units into the wall was a good solution. Shorter screws may be cheaper.*

*13) Keith Cabral checked the buildings' roofs and they seem in good condition. He indicated that new flashing is needed around the bathroom vent pipes. Mary indicated that there may be a paint available to seal that area. Electric heat tape may be a solution to prevent the build up of ice dams in the roof valleys.*

**6) Treasurer's Report:** Carol Habershon reported on the financial status of the resort:

1. Checking	\$27,841.45
2. Savings	\$23,943.45
3. CD- CAP RES	\$35,283.64
4. Petty cash	\$27.00

The maintenance fees for 2010 were approved and voted on unanimously. The amounts are \$574 for the timeshare owners and \$254 for the individual owners. There will be no separate assessment to the timeshare owners, as in 2009, due to the problem of collecting all the fees. The budget was approved unanimously.

It was noted in the budget outline that there was a significant decrease in the amount allocated for propane. Since the resort is on a budget plan and it didn't uses as much as had been budgeted for last year, the resort received a credit for this year's bill.

**7) Capital Reserve report:** The Capital Reserve, on the balance sheet lists \$35,000. \$8,000 will be added to build up the account for possible future large expenditures.

**8) Discussion of proposed budget and capital improvements:** Budget approved unanimously. Of concern to the board is the ongoing leak in the leach field. There is one leach field for both buildings. One consultant said that more clay had to be added to seal the leak, which has been done and more will be added. Three estimates were offered; two said a new leach field was needed, the third said we could add more clay. Also an owner noted that a type of “hydroseeding” of the leach field is available which will open the area for better drainage. That may be looked into.

**9) Other business to include proposal for new decks on the b units:** The issue of the b units’ deck was discussed. Most owners attending said that the decks were not a priority. The cost of building a simple walk out deck is \$3,300 for wood and \$4,300 for trek – the cost is per building. The owners appeared to be more interested in improving the inside of the b units rather than adding the deck. New refrigerators will be purchased, plus under counter lighting will be added.

Another money saver for the resort, Bob indicated, is converting the individual electric meters per unit, to one main meter – for at least units 1 - 6. The electric company assesses a fee per meter.

The Board will work on which improvements need to be made in the next three years and their projected costs.

**10) Nomination, Election, Board of Directors:** The present board was elected to remain in office for the 2010 year. The board members are Bob Douglas, Carol Habershon, Bernie Stack, Mary Gabriele, Paula Klusas-King, and reserve board member Dave Clough.

Special thanks again to Terri Pettiglio and Karen King for so graciously picking up the lunch for the meeting. Also thanks to Jodi Moon for taking on the daunting task of resort manager and handling it effectively. In addition the volunteer labor provided by board members Bob Douglas, Bernie Stack, and Mary Gabriele during maintenance week is greatly appreciated.

**Meeting adjourned 2:15 PM**

**Next meeting:** November 6, 2010 at the Life Center at the Congregational Church in Ossipee, NH. The board will meet at 11:00 AM and the annual meeting will take place at 1:00 PM.

**Minutes respectfully submitted by  
Paula Klusas-King, Board Secretary**