

**MOUNTAINSIDE RESORT AT STOWE
BOARD OF DIRECTORS TELEPHONIC MEETING MINUTES**

Tuesday, July 17, 2018

I. CALL TO ORDER/ROLL CALL

A duly noticed telephonic meeting was called to order by Gene Brown at 7:31 p.m. The following persons were in attendance:

Board of Directors:

Gene Brown	Robert Tomassetti
Judith Waldert	Stephen Edwards
Leslie Eiser	Inge Brown
Jim LaPlante	Phil Corrinet
William Wright	

Vacation Resorts International (VRI) and Management:

Joel Bourassa, Director of Resorts/VRI
Ashley Getty, General Manager

Guests:

Tom Stretton, McSorley McCoy (Auditors)

Owners:

Stacee Bako, Unit H202

II. APPROVAL OF AGENDA

MOTION: Judie Waldert moved to approve the agenda by removing D. Financial Committee under VI. Committee Reports. Motion was seconded by Inge Brown and approved unanimously.

III. APPROVAL/ACCEPTANCE OF PREVIOUS MEETING MINUTES

A. June 8, 2018 – Regular Board Meeting

MOTION: Inge Brown moved to approve the June 8, 2018 Board Meeting Minutes by changing under X. New Business, C. Strategy Meeting Logistics, “was for Board Members only to “was for Board Members and Owners only” and under IX. Executive Session number three, change rental “marker” to rental “market”. Motion was seconded by Bill Wright and approved unanimously.

B. July 10, 2018 – Rental Committee Meeting

MOTION: Bill Wright moved to approve the July 10, 2018 Rental Committee Meeting Minutes as written. Motion was seconded by Phil Corrinet and approved unanimously.

IV. MOUNTAINSIDE 2017 AUDIT

A. Tom Stretton from McSoley McCoy

Tom Stretton reported that the 2017 draft audit received the highest rating possible.

V. MANAGEMENT REPORTS

A. HomeAway V.12 Update

Ashley Getty reported that some of the data migration from System 9900 to HomeAway V.12 was completed and that she started training on the new program today. The goal is to go live October 1, 2018 in parallel with System 9900 until the end of the year.

She also stated that with the new system, owners can have individual preferences for rates, minimum night stays and other optional preferences.

HomeAway representatives confirmed that the following information will be automatically distributed to MountainSide's Online Travel Agents (OTA's):

- Unit descriptions
- Photos
- Availability
- Amenities
- Rates
- Unit Preferences

B. Timeshare Upgrade Status C201

Ashley Getty reported that after 12 weeks, the maintenance staff and subcontractors have completed the repairs to Unit C201. This included finding and repairing a rotted exterior wall, replacing siding and extensive electrical work. This was in addition to the long list of projects already on the list for timeshare upgrades.

C. Non-capital Projects Tracking & Prioritization

Ashley Getty reported that the current method for tracking maintenance projects is by utilizing a shared Excel file at the office. Once the office receives a maintenance request, it is added to the master list and prioritized and then the maintenance staff is notified. She stated that the new HomeAway software will eventually track repair needs and status.

D. Fall 2017 Property Management Investigation

Ashley Getty reported that she reached out to various local property managers to act as General Contractor for the overall resort and that most were not interested, likely due to the size of the overall commitment and the configuration of the resort. She will look for subcontractors that can take on specific projects such as painting, power washing and other tasks.

She did find contractors willing to take on landscaping and painting work.

E. GM Updates

Ashley Getty reported on the following:

- The Housekeeper Manager is no longer employed at the resort and former employee, Melissa Farnham, was hired to take over the position.
- Installation of entry door security locks are in progress.
- A new insurance policy carrier was found but will cost \$12,000 more than the previous policy which will expire on July 24, 2018. The new policy is not a blanket policy to cover the whole resort but will insure instead building by building.
- Companies have been solicited to assist in creating a sustainability plan and projects for the timeshare program.
- Accounting firms have been solicited to work with HomeAway V.12 software company to 1.) advise and consult during the transition and 2.) to determine what accounting services will be needed during the year.

VI. COMMITTEE REPORTS

A. Guest Experience Discussion

Inge Brown requested the front office staff to consider creating notices to be placed in the units asking guests to contact the front office with any problems or concerns they may find in their units during their stay. This would result in guests notifying the office for necessary repairs or housekeeping needs instead of on comment cards upon check-out.

B. Owner Engagement & Business Outreach

Phil Corrinet reported that several owners attended the Strategy Meeting and showed interest in the HOA. He stated that he wanted to set up a couple of the units to use as open houses for owners to tour around the time of the Annual Meeting.

C. Building & Grounds

Bill Wright reported that for the rest of the year, the primary focus will be repairing decks and eaves.

VII. OLD BUSINESS

A. Strategy Meeting Updates

Gene Brown reported that Ashley Getty created a spreadsheet of notes taken from the June 9, 2018 meeting and that he is consolidating everything into logical categories for future discussions. Over the next few months, Gene stated that he wants to survey the owners on branding and marketing and other topics generated from the meeting.

VIII. NEW BUSINESS

A. Pet Policy Request

Owner Stacey Bako stated that she wants to permanently move into her unit in the summer of 2020 and bring her dog with her; however, the current Pet Policy prohibits pets. Stacey requested that only whole owners be allowed to have pets.

Steve Edwards informed Stacey that in order to change the Association's Bylaws, it would take a favorable vote of 75% of the ownership to change the Bylaws as they stand now. This issue was previously voted on by the owners in 2014 and the results of that vote were distributed to all attendees. Judie Waldert requested Stacey to put together an action plan and present it to the Board at the next meeting.

B. Future Meeting Topics

Gene Brown stated that the following topics will be on future meeting agendas:

1. Branding/Marketing - Jim stated that he would lead a presentation on this at the September 7, 2018 meeting.
2. Budget approval.
3. Transition progress.

IX. EXECUTIVE SESSION

A. Professional Services & Legal Committee

MOTION: Bob Tomasetti moved to adjourn to Executive Session at 8:58 p.m. Motion was seconded by Judie Waldert and approved unanimously.

MOTION: Inge Brown moved to return to the Regular Meeting at 9:13 p.m. Motion was seconded by Steve Edwards and approved unanimously.

X. ADJOURNMENT

MOTION: Inge Brown moved to adjourn the meeting at 9:14 p.m. Motion was seconded by Gene Brown and approved unanimously.

Stephen Edwards, Secretary

Date

JB/jmf

mrs: 071718min

XI. NEXT MEETINGS

A. eMeeting – Tuesday, August 21, 2018 at 7:30 p.m.

B. Regular Board Meeting – Friday, September 7, 2018 at 2:00 p.m., Stoweflake

C. Annual Owner's Meeting – Saturday, October 20, 2018 at 10:00 a.m.