



Mountain Lodge Association

Special Board Meeting Draft Minutes

March 20, 2021 11:00 pm Teleconference via Zoom

- I. Call to order/Proof of quorum – Meeting started at 11:05 AM.
- II. Proof of notice of meeting; All board members along with GM Jetta Wilfong were present. Notification at fall meeting.
- III. Review and approval of prior meeting minutes March 10, 2021 - Manish approved, seconded by Tim and approved by rest of the Board.
- IV. New Business:
 - a) Budget with Chuck and Jetta: Budget was presented by Chuck including Profit and Loss and Balance sheet. We are ahead of most projections in the budget due to the increase of skier visits this year. See attached documents.
 - b) Elections discussion with Ben Spong Elections Committee chair: Ben Spong explained how the election process will work. He used a individual code for each condo unit for the proxy vote and excel was programmed to record and figure the final order of candidates and vote count percentages. He will explain this at the owner's meeting also.
- V. Old Business
 - a) Deck Discussion: Mike Ohler shared various due diligence with various contractors and prices received so far. See attached document for details.
 - 1) Construction details- steel and aluminum construction- wood is just not a viable option- too much maintenance, expensive, and issue with fire protection on 3rd floor
 - 2) Budget- to be determined by Chuck after reviewing end of season numbers. Some to come from reserve funds, possibly some borrowed from the reserve, balance by an assessment
 - 3) Time with engineer- Arrow is putting together a foundation plan so this could be bid separately if we can't do the whole project this year.

- b) GM report- only one person actually contracted Covid; a number were off for quarantine; never enough staff for amount of room nights- over 3000 more in the first 3 months of the season. Only a couple nights of unavailable rooms on time and only as late as 7:30.**
- c) Service board report: We have more room nights and had issues with getting employees. There was a discussion about when there is an outside housekeeping service, should we allow them to use our maintenance. 4 Board members voted no, 2 voted yes, Tim as president of the services board abstained. He will discuss this further with the services board once the new executive board has been officially voted in and officers established as the treasurer is also on this board.**
- d) Insurance for employees- report: Peggy is working with Jetta for health insurance for employees.**
- e) Homeowner agenda- see attachment.**
- f) Other items?**

VI. Adjourn –Meeting adjourned at 1:58 PM.