

DRAFT MINUTES OF MOUNTAINVIEW (1-20) CONDOMINIUM ASSOCIATION
2007 ANNUAL SUMMER MEETING
JULY 1, 2007

The 2007 meeting was called to order at approximately 1:45pm, following the 2007 Annual Homeowner Association meeting held in the lower meeting house. The following issues were discussed:

1. Secretary appointed for the meeting-Barbara DeRosa.
2. Owner's attending: Robert & Bridgette Laurita, MV2- Christina & Martin Gill-MV7, Peter & Barbara DeRosa-MV8, Pat & John Morley-MV9, Mary & Gene Walsh-MV11, Stu Blanton-MV15, Carol & Marc Barnett-MV20.
3. Marc Barnett, Regime Director, whose term was ending this year was nominated and unanimously re-elected for another term.
4. Marc Barnett reviewed the 2007 financial report with the group. There is a year end projection of the regime reserves of \$44,000. This does not take into account the cost of roof repairs and interior repairs due to a roof leak between MV4 and MV6, the root cause of which is not yet determined. It does not appear to be a warranty or insurance issue and the cost will fall to the reserve. Joe Ingram will update us on the root cause and insurance issues.
5. Entry way porch repairs were addressed. Gene Walsh will co-ordinate with engineer/architect to review replacement options and costs. Gene and I spoke on this; looks like repairs and paint will do it. In talking with Joe, I recommended dealing with deck stain and the occasional siding repairs as part of a general fix up. Joe said we may be able to get Donnie Lynch for the job if we move quickly. I strongly agree.
6. Exterior building lights need review (sensors broken, lights out).
7. Dryer vents-some vents need cleaning and covers. Stu Blanton will contact vendor and Joe Ingram.
8. Entry area maintenance and cleaning-(weeds, trash, leaves, etc.) Spoke to Peter Delaney at meeting about who is responsible. He confirmed this goes to Smuggs and he will see to "cosmetic" improvements this summer and review grading, landscape fabric, stones, and general improvement for the fall.
9. Entry way overhead beams need repairs. Joe Ingram will be asked about whether termite inspections were done the last time the beams were looked over.
10. Marc Barnett has specs on sliders and windows for owners. Vendor is Parker & Sterns; Howard is the contact. and color is Pebble Gray. Also spoke with Howard on the entry side bedroom windows. Double hung are not available in a 36 X 48 size, but sliders are. I'd recommend the sliders.
11. Marc Barnett will speak to Joe Ingram regarding setting a schedule for deck staining. See item 5.
12. Pat Morley, MV9 asked Joe Ingram and he confirmed that the Mountainview Association does own the land the 1-20 building sits on.
13. Contract negotiation issues were reviewed by Marc Barnett, who was not part of the negotiating team (TNT) but provided some summary based on Board discussions.
 - a. Negotiations have stalled.
 - b. Two issues are Smuggler's wants to drop the 5% and whether to allow benefit "perpetuity" to homeowners.
 - c. Bill Stritzler has promised a "reviewable" contract by October 2007.

- d. Marc Barnett will push for a contract to review for an earlier date.
 - e. Due to two people from the same ownership being elected to the board, Gene Walsh will propose at next year's meeting to amend the by-laws to prevent this from happening again.
14. Rental balancing issues surrounding the size classification of the upper Mountainviews were reviewed by Marc Barnett. The owners present agreed to pursue reclassifying the upper units as two bedroom profiles to better compete in the reservation system.
15. The meeting was adjourned at 3:00pm to conduct a "walk around" at the building. The following issues are noted:
- a. Loose wires in front of 11-12 building need attention. Spoke with maintenance twice – requires follow up.
 - b. Tree branch in yard by parking lot needs removal. Fixed.

Submitted 7-1-07 by Barbara DeRosa, Secretary