

Date: 5/23/2009

In Attendance **Board Members**: Denis Cahill Mike Baumann, Harry Learned , Paul Axelrod, Samantha Ciaston.

Board Members Absent: James Everett, Anne Formalarie, George Humphrey, Tom Ford

Guests: Corey Smith, Jim Murphy, Anne Verow, Alyson Vassil, Sheldon Simon

Approval of March Meeting Minutes: Samantha makes the motion Paul seconds

April Webinar April: Samantha makes a motion Paul seconds all in favor

Home owner Corner: Sheldon **Simon** not in attendance. (arrived later) Anne Verow dismissed herself as items she wished to discuss were not recognized by the President. Clarification of rule by Paul.

Points of Action:

Oval Pool Flooring: James Everett not in attendance, samples have been voted on most folks like the ones that don't have the square pattern. They can add a nonslip to the ones folks liked. 14K getting the stamps along with the price. Denis stated we will not be completing this project because of the state of the economy and expenditure of CIF.

Pool Cover: Denis hasn't seen it yet. They are not functional, electrician will be here next week. Monitoring Savings next year. Corey says it will be noticeable savings in propane.

Ski Area: Denis and Corey took a look at the lodge on Friday and listed items to be completed on Community Day. James is going to activate his committee on this day.

Community Day will be on 6/13 from 8-1. A barbeque will be held at the pond picnic area for the attendees Tee Shirts for the attendees will be handed out to the first 50. Mike asked about Prisoners cleaning up the roads Corey to investigate.

Recycling Project: Completed. Used last night. Financials are in the report. Outside bar was used last night. Bar stools in the Summit Lounge are falling apart. Need to discuss the idea of getting more. Need for more trash containers inside for recycling.

Small Amount Cost Items: Corey – Denis make it clear to all involved that on 7/1 no "work" noise. The only projects going on is the North Wall.

Summit Lounge: Harry - Work in progress. Committee has met several times to make decisions & see how the numbers went. The 3 weeks went well, the 4 th was tough

because of a wedding taking place at the Summit Lounge. There is no bleeding at this point and could be profitable in 3 weeks. The committee will be proceeding forward with the restaurant/entertainment through June. Mike: asked about the **financial status**. Harry clarifies. Discussion about the benefits of the Restaurant/ Lounge were discussed. Corey is concerned about competing with ourselves from the daytime into the evening, discussion ensued. The trend is positive. Corey is thinking of how to “separate” the revenue to as to make better informed decisions about what to do post summer. Follow up teleconference on Thursday.

Paul spoke on the menu and was concerned about including the 8% food tax in our prices along with the 10% discount for members were are at a loss of 10-18% right off the top..the committee to discuss.

Mike Our Chef needs about \$500.00 worth of pots and pans. Samantha motions for the expenditure of up to \$500.00 CIF for such items, Harry Seconds. All in fav

Gym Use: We have asked Corey and Alyson to sell off season (Sept – May) passes. 17 non owners bought this year. Good influx of cash. They are coming in with personal trainers. What do we want to do? Do we allow groups of non owners to use our gym? Businesses etc? Do we want to sell off seasons passes. Long discussion ensued. A committee chaired by Paul Axelrod will look into generating income and analyzing what is working and what is not. Members of Committee: Chair Paul Axelrod members: George **Humphrey**, Harry Learned, Sheldon **Simon** and Corey Smith.

Corey is bringing up the point (wants to be on the record) that there is a revenue potential of the additional membership and that we don't know the future of the budget and if we continue to be in the “red” that Mgmt. has brought up options for income. Sheldon Simon brought up the point about the fact that why would someone want to buy here when they can get the benefits and NOT be owners.

Alyson Vassil Member Services presented a request from the group of off seasons membership holders to continue their membership through the summer months.

Round Table: Denis not in favor, Mike is not prepared to comment; Paul is commenting on the idea of revenue generation back when our funds were severely in the red. We do need to look at the big picture; Harry if we could do this by way of limiting use to the week and being able to track it. Set a number of additional memberships to offer; Alyson, brought up some items regarding when we decided back when to open memberships (100) ; Samantha asks about membership and what it would include and what that means to the owners; Denis is saying a decision needs to be made today.

Samantha makes a motion to not allow the extension of memberships into the summer months, second by Paul. 4 in favor; Harry opposed. Motion passed.

Business Update: by Samantha overview

Violations: Mike overview

Management: Corey overview, items of interest, North Wall quotes obtained to repair rot, Boiler has a crack, big expenses. The district is not in a place to bail out the association as in the past.

New Business Items:

Red Box DVD Rental – Richie Martin is looking into this as an amenity

Board is proceeding with the printing of WEA decals with our logo to be distributed to our members.

Paul – Gym Feasible Study: an in depth presentation was given to the Board hence the establishment of the previous mentioned Committee...The Feasibility Committee has been combined.

Database for collecting of emails discussed.

Economy discussion how it is affecting our Community

Harry motioned for the expenditure of up to \$1500.00 CIF for the replacement of 15 bar stools for the Summit Lounge Samantha Seconds. All in favor, Denis to take care of it.

Harry motioned for the expenditure of up to \$600.00 CIF for outdoor bar stools for the newly built bar. Paul to second. All in favor, Mike to pursue this.

Executive Session: