

Mountain Club Association

Annual Meeting
Saturday, July 13, 2019
9:00 AM
Graz B Room, **Mountain Lodge**

Draft Minutes

Meeting called to order by Board President E. Darooge at 9:00am

Proof of Notice – 6/8/2019 email/ mailing of meeting agenda, 2018 draft minutes, proxy assignment. Second email sent 6/28/2019

Roll Call

G. Adams, J. Billmayer, G. Bowman, A.M.Tracy, E. & S. Darooge, R. & S. Hubner, H. & L. Hulsman, J. McElgunn, M. Montpetit, P. Moody, S. & A. Simms, V. White. A quorum of 40 lots was reached with those present and proxy assignments.

Agenda Approval: S. Simms motioned that the agenda be accepted, Adams and Montpetit supported. Unanimous vote

Approval of Minutes from 2018 Annual Meeting: S. Hubner motioned that the Minutes of the 2018 Annual Meeting be accepted as written, A.M. Tracy supported, unanimous approval.

Co-Owner Changes:

Passing of Guy Cole – lots 8 and 16

Michael Massara and Sallie Inch – new owners of home on lot 8. A.Simms noted that new owners will be year around residents.

Brad Cole – owner lot 16

James Henderson/Leslie Chapman –new owners of home on lot 46

Reports of Officers and Committees

Treasurer's Report – S. Darooge - attached

Architectural Control Committee Report –S. Hubner - attached

Road Maintenance Report – M. Montpetit - attached

Additional items:

Meeting with E. Grice, Darooge, Montpetit and Sutton concerning items that have not been completed by Boyne.

USPS delivery requested that the mailbox stands be a standard 41” to 45” from ground. Montpetit has contacted Boyne and will discuss at meeting.

Reminder that all residents are responsible for their own mailbox, keeping it in repair and to the same standards of the rest within the association.

Suggestion by Adams to paint “private road” on roadway at entrance and golf cart path on Lost Woods was not recommended.

Montpetit pointed out that the fall clean up in October 2018 was successful and plans another for the residents in the fall of 2019.

Mtn. Pass Road Report on agenda was not discussed.

New Business

Co-owner Rental Regulations

New owners of home on lot 46 are renting their house on VRBO. Our by-laws allow for a minimum of 7-day rentals. Per the by-laws, co-owners renting home are to:

Provide rental agreement to Association board

Responsible for renters to follow rules/regulations within by-laws

Darooge has contacted the owners with some concerns following the rules of the association by-laws, additional cars, trash receptacle, fireworks and fire pit. Owner will comply by sending rental agreement and will hire someone to remove trash receptacle in a timely manner.

Owner is trying to adhere to 7 day minimum, requires additional insurance and allows only 3 cars.

A concerned comment on renter's late-night noise and traffic was discussed. Remedy is to call Charlevoix Sheriff and/or Boyne Security.

Boyne Security – 231.549.6004 or 231. 549.6000.

Lot maintenance – dead trees/underbrush

Darooge reminds all owners that is the lot owner's responsibility to remove dead/dying trees, underbrush on lots not only for ascetics but for safety reasons

Other Business

Appointment of Election Inspectors

A.M.Tracy suggested that we use a show of hands for voting of board members. Montpetit moved that we use this method of voting, R. Hubner supported. Proposal approved unanimously.

Election of Directors

A.M. Tracy motioned that E.Darooge and P.Moody be nominated for another 2 year term, Montpetit supported, using show of hands – Members in attendance and assigned proxy votes representing 40 voting lots unanimously approved.

Adjournment

Darooge moved that the meeting be adjourned, A.M.Tracy supported, unanimous vote. Meeting adjourned at 9:52 am.