

Charleroi Mountain Club --- 2023 Annual Meeting

Called by: Managers
Place: Office of Virgin Carpets, Jefferson Hills PA
Date: February 17, 2024

Agenda:

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|---------------------------|------------|
| 1. Roll Call & Proxies | Capenos |
| 2. Moment of Silence | Virgin |
| 3. Treasurer's Report | Virgin |
| 4. New Business | Bachman |
| 5. Facilities | Augenstein |
| 6. Motions from the floor | Membership |
| 7. Election of Officers | Capenos |
| 8. Meeting wrap-up | Capenos |

Roll Call & Proxies (Capenos)

Augenstein	Present
Bachman	Present
Bauman	absent
Bertocci	proxy to Weiss
CMC (Brady)	Managers
CMC (Joe Byers)	Managers
Byers, Ron	Present
Carlson	Present
Capenos	Present
Duff	proxy to Rich Virgin
Grenfell	eproxy to Chuck Augenstein
Halt	Present
CMC (Howell)	Managers
Ingram	absent
Kalp	absent
McDonald John	absent
McHolme Dean	absent
McHolme Lynn	proxy to Rich Virgin
Nagy	eproxy to Ron Byers
Sapaula	eproxy to Rich Virgin

Sporio Mike	proxy to Rich Virgin
Virgin Dan	Present
Thames	proxy to Greg Weiss
Thunborg	Present
Virgin Matt	Present
Virgin Rich	Present
Weiss	Present

A quorum was established with 20 of 28 voting shares present or proxied.

Moment of Silence (Virgin)

Camp remembers those no longer with us as well as Virgil Bertocci who is improving after a quick intervention which led to a better than expected outcome.

Treasurers Report (Virgin)

Minor call-out on the printed report where NorthWest balance ending in 2022 is actually 2023. In late February 2023 CMC invested surplus cash in a short term CD which left us a starting cash-on-hand balance sufficient to meet our expected needs for the current year, this investment presents us with an unrealized gain at very competitive market rates.

As these Minutes will be posted to the website we will not present specific numbers here, any member may request complete financial details directly from Matt Virgin if desired.

Recurring income for 2023 (dues, guest fees, royalties) remained stable and were supplemented by minor additions for scrapping the old Vulcan stove and a small refund from Waste Mgt that was distributed across the township.

Our 2023 property taxes appear inflated for 2023 due to the fact that the municipality failed to deposit one of our 2022 checks, forcing CMC to book the expense in 2023 although it was for 2022. In the end, our year-over-year property taxes have remained stable.

Property insurance is expected to rise a little under 10%, commensurate with the market.

Big ticket items for 2023 were the new stove and improved vent fan. Otherwise we have consistent spending on “work weekend” which includes food and common supplies (i.e. paint, cement patch, cleaning supplies and such).

Camp also restocked Trout in the pond.

Overall, camp has, by choice, spent more than we brought in compared to recurring income in recent years on improvements such as:

- new windows
- air conditioning
- road work
- kitchen appliance upgrades (stove, fridge, vent)
- furniture & mattresses

Having accomplished these significant improvements the Managers are agreed that spending should return to a more “balanced budget” approach and a high-level forecast for 2024 predicts a net-positive year which would allow us to maintain our current surplus should there be any unforeseen expenses.

Rich pointed out that camp has THREE guaranteed revenue sources: Dues, Guest Fees and Royalties and that Royalties are, and continue to be, a diminishing contributor.

Rich asked for thoughts on increasing Annual Dues, in light of the current “break even” position considering our current “surplus” position (timber) which exceeds 3x our projected annual estimated operating budget for 2024. A Dues increase of \$100 per year is under consideration.

The current camp building is recognized as being +-55 years old and warrants consideration & planning for repairs in spite of having recently invested in a roof (appx 8 years ago).

With regard to maintenance, blueprints have been requested twice from McHolme Construction with no response. It was thought that, given the possibility of repairs and maintenance it might be beneficial to have the original building plans.

Craig Carlson and Dan Virgin audited the Financials this year.

Motion to accept: Chuck Augenstein
Second: Bill Thunborg
carried

New Business (Bachman)

The CALENDAR is changing so that members can tell who has reserved camp BEFORE as well as AFTER them for any given weekend. Simply click the link on our Calendar webpage to view a standard page-per-month calendar showing what dates are taken. As in the past you are asked

to advise Keith of the day you plan to arrive and the day you plan to depart (ex: Arrive Thursday Depart Tuesday).

Rather than putting names on the Calendar, to maintain privacy, your Membership Stock Certificate # will be put in the block for each day you reserved. Empty blocks represent likely open dates but as the calendar is only updated periodically you must still check with Keith to confirm availability.

All calendar requests or changes should still go through Keith, the above changes are meant simply to allow you to reach out to other members to see if you can arrive earlier than planned or to let the next person know you may have left something behind.

Camp is generally fully booked and often for more than “the weekend” so you should not assume, say, that Wednesday before your weekend is open unless you either booked it that way or have checked with Keith beforehand.

A question was raised regarding the definition of a “week”. The only hard boundaries are:

- Saturday to Friday is NOT acceptable
- you cannot exceed 7 consecutive days

Logging has been in a lull for a couple of years mainly because it is a difficult “cut” and timber companies are understandably exhausting their easier work first. With the help of our forester we are planning to offer TWO sections which can be harvested in tandem in hopes of enticing more bids. The bend on Dry Hollow is an issue which means anything above needs to leave via Grant Trail while anything below needs to leave via the creek and both would require DCNR permits. Camps property is broken into 10 “harvest” plots with 2 having been completed and 2 currently out-for-bid. While we have not seen any recent timber income we also have no expense until the next timber is taken.

As a reminder, Guest Fees need to be written in the log book. This raised the question of WHO should be charged as a guest which produced a surprising range of responses. The Managers agreed that “family” members are not guests... your parents are family, your sister is family while her boyfriend is NOT, however her husband and their children ARE family, your son is family while his girlfriend is NOT, we define a guest as anybody NOT related by blood or marriage. Guest Fees depend on the honor system and have helped us keep dues steady. If you have no Guest Fees for your weekend simply write Guest Fees ZERO in the log.

Motion to accept: Cindy Capenos
Second: Greg Weiss
carried

Facilities (Augenstein):

Septic was not an issue this year as it has been for a few recent Bear Camps. Members are reminded that toilet paper is the only thing that should be flushed, hygiene wipes and other such products need to go in the garbage. Also, the toilets are “efficient” which means a quick flush uses far less water and is meant to clear urine only while a LONG press of the flush handle is the best way to clear #2.

Greg observed that there is a wet spot on the downhill side of our high-side catch basin which implies we might have more water available than we currently capture. We agreed to look into this at the 2024 work weekend.

Winterizing Instructions have been posted in the furnace room, these instructions include TWO additional valves UNDER the kitchen sink that need to be drained into a bucket.

We discussed replacing our 12yo hot water tank but decided our biggest risk is not a leak but a lack of hot water, while inconvenient it would not be an emergency so we decided to wait until we have a problem.

The “uprights” at the gun range have been replaced, again, and again have seen abuse! Do NOT place targets on or shoot at these uprights as they are much more labor intensive to replace!

A handful of trees have been cleared near the shooting bench, feel free to clean up any loose brush and build a pile to be burned at work weekend.

We are expecting an on-site visit from our insurance agent and need to confirm that all of our fire extinguishers show current inspections and are fully charged. We believe, at this moment, that we are better off servicing our existing equipment rather than replacing it but will leave that to a qualified technician.

Bill Thunborg asked permission to hang a legitimate folding-door dart board in the game room on the existing back-board that Craig hung a number of years ago and there were no objections although it was agreed that each member should expect to supply their own darts.

Greg Weiss asked permission to hang a new deer head shot at camp in 1967. His only request was that it be hung on the metal wall shared by the sliding glass door since we know the mice can be hard on the mounts on the brick walls. There were no objections.

Motion to accept: Dan Virgin
Second: Bill Thunborg
carried

Motions from the Floor

There were no motions from the floor.

Motion to accept:
Second:
carried

Election of Managers (Capenos)

The Managers encouraged anybody that was interested in serving that this is an opportunity to step up and nominate or be nominated, there were no nominations.

A motion was made and accepted to retain the existing Managers.

Motion to accept: Greg Weiss
Second: Ron Byers
carried

Meeting Wrap-Up (Capenos)

Prior to wrap-up the members present were advised that Virgil Bertocci's membership would be transferred to Christopher Augenstein, with Virgil's approval. The Managers reviewed the transfer and found it to be consistent with all known recent transfers and, as such, brought it to the floor for all present members to consider. There were no objections and the membership was thus signed, sealed and transferred.

Motion to accept: Rich Virgin
Second: Ron Byers
carried