

# Charleroi Mountain Club --- 2015 Annual Meeting

Called by: Managers  
Place: Jefferson Hills, PA (virgin carpet office)  
Date: March 19, 2016

## **Agenda:**

- |                           |            |
|---------------------------|------------|
| 1. Roll Call & Proxies    | Capenos    |
| 2. Moment of Silence      | Virgin     |
| 3. Treasurers Report      | Virgin     |
| 4. Old Business           | Capenos    |
| 5. New Business           | Bachman    |
| 6. Facilities             | Augenstein |
| 7. Motions from the floor | Membership |
| 8. Election of Officers   | Capenos    |
| 9. Meeting wrap-up        | Capenos    |

## **Roll Call & Proxies (Capenos)**

|       |                      |                   |
|-------|----------------------|-------------------|
|       | Augenstein           | present           |
|       | Bachman              | present           |
| proxy | Bauman               |                   |
|       | Bertocci             | present           |
|       | Brady                | present           |
|       | Byers, Joe           | present           |
|       | Byers, Ron           | present           |
| proxy | Carlson              |                   |
|       | Capenos              | present           |
| proxy | Duff                 |                   |
|       | Grenfell             | present           |
|       | Halt                 | present           |
| proxy | Repurchased (howell) | proxy to managers |
| nr    | Ingram               | absent            |
|       | Kalp                 | present           |
| Proxy | McDonald             | dean mcholme      |
|       | McHolme              | Dean present      |
| proxy | McHolme              | Lynn              |
| nr    | McHolme              | Norm absent       |
| proxy | Nagy                 | ron byers         |

|       |          |            |
|-------|----------|------------|
| proxy | Sapula   |            |
| proxy | Sporio   | Mike       |
| proxy | Sporio   | Robert     |
| proxy | Thames   | greg weiss |
| nr    | Thunborg | absent     |
|       | Virgin   | Matt       |
|       | Virgin   | Rich       |
|       | Weiss    | present    |

### **Moment of Silence (Virgin)**

Camp remembers Jim McHole in particular this year.

### **Treasurers Report (Virgin)**

NOTES:

It was observed that our CD, worth roughly \$15,000, was unintentionally omitted from the report.

The 2015 Treasurers report was reviewed and accepted without any concerns.

Motion to Accept: R Byers Second: R Kalp Carried

### **Old Business (Capenos)**

NOTES:

- We are pleased with the first phase of logging that has been completed at the top of Dry.
- A copy of the K&S "Forest Mgt Plan" (FMP) will be posted on the website for general review.
- The FMP is only a 'plan' and in no way commits CMC to any future work.
- It is observed that the first logged section likely generated more revenue than should be construed as an average since it was one of the most accessible and most workable sections.
- K&S has been fully paid for both the first section logged and their FMP.
- The next logging phase will be yet closer to the head of Dry Hollow.
- Anybody is welcome to take firewood from the piles while logging is going on.
- Bear camp yielded Adam Madar's 2<sup>nd</sup> bear in three years.
- Dear camp saw more hunters in general with two deer taken by non-CMC hunters.

## **New Business (Bachman)**

### NOTES:

- Camp has 10 new mattresses
- Camp bridge was rebuilt with no small credit due to Matt and his crew from the weekend *before* work weekend.
- Fire extinguishers have been serviced, the two small ones are non-serviceable and will be replaced when the time comes.

## **Facilities (Augenstein)**

### NOTES:

- The large evergreens immediately next to camp have been taken down. Skip noted that the vast majority of the logs and limbs have been removed as part of the work.
- Rick Kalp observed that the buried water shutoff, in the back fridge room, is not working and he was concerned that a freeze could result in flooding of camp. He recommends installing a new curb stop outside camp next time there is a machine at camp.
- Tim Brady was asked to fab a stainless lid for the drinking water holding tank up on the hill.
- Ron Byers asked if our water has been tested and it was thought this has not been done in years and that the lid would be our best bet in protecting our water supply. He observed that we might consider a UV treatment system.
- Dean McHolme stated that he is generally unable to attend work weekend but he will be taking the remaining stainless flashing for the back of camp on his week/weekend and will have some of his crew install this. He also suggested that the members can use email, as well as the website, to communicate small work tasks that remain after work weekend that could be addressed by members that were unable to attend work weekend.
- The lower bridge will NOT be completely rebuilt since the under-pining seems solid and we just have a couple of bad cross-planks to be replaced.
- The showers and bathroom floors will likely be re-tiled this year, Virgin Carpet has tile left from a large commercial job and it will only cost CMC a couple days labor for a couple of Rich's guys to physically lay the tile.
- Dean McHolme addressed the possibility of raising the level of camp's pond but it is recognized that this may be a larger project than it sounds. No firm plan was made in this regard.
- The power company recently replaced a pole up near the gate which not the pole we inquired about (the pole in the creek below the gun range is the one that needs attention) but it sounds like there is no intention on the part of the power company to remedy this error anytime soon.
- Tim Brady asked whether we need to consider having guests sign waivers to protect us against unforeseen liabilities. The discussion extended to questions regarding posting of the property, which has been previously considered, and the directors reiterated their position that there are

no iron-clad solutions, that camp is reasonably insured (CMC carries 2,000,000 in general liability) and that we simply cannot post 800 acres in such a way that that our exposure is reduced much less eliminated.

## **Motions from the Floor**

### NOTES:

- Skip Halt noted that he is trying to obtain the supplies needed to repair a skeet thrower from the back storage room.
- Dean McHolme asked for clarification on membership transfers versus sales and it was agreed that immediate family transfers will always be processed by the directors while a sale of a membership must be approved by the directors. He also suggested that CMC should be wary of reducing membership count to a point where we might jeopardize our ability to meet a future financial obligation.
- CMC did send letters to a handful of our distant members asking if there was any interest in selling a membership back to CMC, there were no interested parties.

## **Election of Officers (Capenos)**

### NOTES:

- Motion to retain existing members was made by Dean McHolme, second by R Kalp was carried.
- With the passing of Jim McHolme the board has a vacancy and the directors have recommended Matt Virgin to fill that position. Ron Byers motioned that Greg Weiss be considered for this position as well, Greg indicated that he would accept this responsibility, the motion was seconded by Virgil Bertocci. With two candidates for the position a paper ballot was distributed to all members present and the results of that ballot were 8 votes for Greg Weiss and 16 for Matt Virgin (with 3 members without a proxy plus the membership held by CMC all 28 votes are accounted for). Matt is elected to fill the director vacancy.

## **Meeting Wrap-Up (Capenos)**

### NOTES:

- Work weekend will be either August 20 or 27 and we will select one of these as soon as possible.
- The meeting was adjourned without delay