

Charleroi Mountain Club --- 2024 Annual Meeting

Called by: Managers
Place: Office of Virgin Carpets, Jefferson Hills PA
Date: March 22, 2025 at 4pm

Agenda:

1. Roll Call & Proxies Capenos
2. Moment of Silence Virgin
3. Review of previous minutes Capenos
4. Treasurer's Report Virgin
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
Byers	present
Carlson	present
Capenos	present
Duff	proxy to Rich
Grenfell	absent
Halt	present
Ingram	absent
Kalp	present
MacDonald	present
McHolme Dean	passed
McHolme Lynn	absent
Nagy	absent
Sapaula	absent
Sporio Mike	proxy to Rich
Virgin Dan	present
Thames	absent

Thunborg	present
Virgin Matt	present
Virgin Rich	present
Weiss	present
CMC (Brady)	
CMC (Joe Byers)	
CMC (Howell)	

A quorum was established with 19 of 28 voting shares present or proxied.

Moment of Silence (Virgin)

Camp remembers those no longer present but always in our thoughts.

Last years minutes (Capenos)

A copy of the 2023 Minutes were made available during the meeting and have been on our website since February of 2024. No objections or questions were raised.

Treasurers Report (Virgin)

Camp remains in reasonable financial health with all member dues having been deposited or checks-in-hand. It was observed that dues are camps primary ongoing source of revenue given that gas well royalties have all but evaporated, accounting for only \$368 in 2024.

EQT is preparing to shut-in all the shallow wells around us (except camps well at the range) and will be improving many of the access roads in order to bring in needed trucks and equipment. As a result of this work, which will take place over the coming years, it is expected, EQT will pay camp a \$5,000 stipend each year for use of our roads and property and will replace our old gate.

NOTE: The Managers have agreed that dues will rise, starting in 2026, from \$300 to \$350.

Motion to accept:	Bill Thunborg
Second:	John McDonald
carried	

New Business (Bachman)

Logging has been in a lull for a couple of years mainly because the remaining “cuts” are more difficult and timber companies are understandably exhausting their easier work first. This

situation may be alleviated with the work EQT will be doing around us, in terms of road improvements, but it won't happen overnight.

It was noted that DCNR has purchased significant tracts of land, once privately held, near and around our two properties.

John MacDonald suggested some improvements around the pond and most agreed that he had some good ideas but stocking the pond was the highest priority at this time.

In light of heightened EQT work and possible logging traffic it was decided that camp would begin testing our water supply on a bi-annual basis with samples being drawn and flow rate tested roughly in April and September. White Oak Laboratory, out of Ridgeway, has presented estimates which were deemed reasonable by the managers. Final arrangements need to be worked out but the idea is that White Oak will select spring and fall dates by reviewing the calendar on our website and reaching out to a manager so we can notify the member that will be present.

Mark Nagy has transferred his membership share to his son Steve Nagy, the original share was presented and a new share has been issued.

NOTE: Scheduling your "weekends" is changing. Beginning January 2nd each member may schedule only their FIRST weekend, then on March 1st each member can schedule their second. *Each member may only request dates for their own membership!*

Motion to accept: Rick Kalp
Second: Greg Weiss
carried

Facilities (Augenstein):

Camp is in good condition overall and there are no major projects planned at this time. We will probably replace all 3 bathroom sink faucets sometime this year and it is recognized that this will involve eliminating the existing rigid/soldered plumbing connections with more up-to-date threaded fittings and braided hoses.

Work weekend is scheduled for August 22nd, RSVP's will be solicited closer to that date.

Septic has not been an issue recently but it was agreed that the tank should be pumped on an annual basis given the increased use camp has seen in recent years.

The managers solicited general input regarding improvements camp should consider and the one item that everybody showed interest in was extending the roof, and possibly the porch, for more covered space when it rains. In a related matter, there was discussion regarding a gutter along the creek side of the porch roof but it was acknowledged that as there is zero roof overhang it is thought that a gutter would be of little help as the water would simply run back toward the fascia and end up dripping behind the gutter. It was agreed that we would revisit the concept to see if a solution could be found.

Motion to accept: Craig Carlson
Second: Dan Virgin
carried

Motions from the Floor

Greg Weiss and others remind all members to let Keith know if their plans have changed and dates open up. The calendar is kept as up-to-date as possible.

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: Ron Byers
Second: Bill Thunborg
carried

Meeting Wrap-Up (Capenos)

There being no further business the meeting was adjourned.