

Dear Mountain Creek property owner and member of the Mountain Creek Association,

It's been some time since the Mountain Creek Association (MCA) has met or operated beyond placing seasonal plantings and decorations at the entrances to our two residential neighborhoods at Black Creek Sanctuary and the Appalachian. With that said, I'm pleased to share that the MCA Council has met regularly over the past few months with the intent to once again fulfill its mission of bringing valued services and events to the Mountain Creek community.

The first order of business for the Council has been to schedule the MCA's Annual General Meeting, which will be held in the Farm Room at the Appalachian on Saturday, June 29th, at 10:00 AM, with light breakfast being served starting at 9:00 AM. All members are invited and encouraged to participate at the meeting, where residential unit owner representatives will be elected to the MCA.

The Agenda for this meeting is as follows:

- 10:00 AM - Call to Order - Establish proper notice and quorum
- Developer's Update to the MCA - SNOW Partners
- Q&A time to be provided
- Presentation of the FY2025 MCA Budget, Program of Works, and Assessments
- Election of Councilmembers
- Member Comment Period - members will sign in to speak and be provided with up to 5 minutes of time each.
- Set date of next Council meeting
- Adjourn

The Council has approved a relatively conservative program of works for the coming year, continuing the MCA's care of the wildlife preserve at Black Creek Sanctuary, seasonal plantings and decorations while adding support for a new Fall Festival event, adding part-time security patrols for all properties, and re-introducing the resort shuttle program for use of owners and guests on a modified and scheduled basis. We have healthy financials and can accomplish a lot this year. I look forward to sharing more at the meeting. Further on this matter, together with this notice, you will receive a copy of the upcoming approved budget, the annual assessment bill for your unit, and remittance instructions. With a healthy balance sheet and a moderate scope of work for the year, this year's assessment is a modest average of approximately \$75/unit for the entire year.

In terms of elections, we are seeking candidates to be representatives of the residential units (i.e., AAMC/BCS residential owners) interested in serving on the Council for up to a two-year term. All existing terms of the Homeowner representatives have expired, so we'll be electing three representatives (all homeowners will receive three votes, top three vote-getters are elected), and once the election results are final, the three Councilmembers will then draw lots to determine which two will serve a two-year term, and which will serve a single year; allowing the election cycle to return to the prescribed procedure in the by-laws. **ANYONE INTERESTED IN SERVING** on the MCA Council representing Mountain Resort Unit Owners, or with questions regarding the role of a Councilmember, please contact the MCA's Executive Director, Maureen Glaeser, **PRIOR TO JUNE 10TH, 2024**, via email at Mglaeser@gopmsnj.com.

So, in short, I look forward to seeing many of you at our meeting and hopefully serving together with a few of you in the coming year!

Sincerely,

Evan Kovach

President, Mountain Creek Association