

**McCall Area Timeshare Association
Annual Home Owners Meeting
McCall, Idaho
October 12, 2013**

The McCall Area Timeshare Association Annual Home Owners meeting was held at The Club in McCall, Idaho on October 12, 2013.

Present were Board Members: David Holland, Travis Leonard, Dick Brotherton, Spencer Koonz and Gary Turner. Also attending were our, Holly Apley, 24 owners, and our Accountants, Rick and Barrett Lamm.

Board President David Holland convened the meeting at 10:08 AM.

The Proxy notices received were as follows: 220 for the Board; Dave received 16, Travis 6, EA owned units 322 and MATA owned units (board votes) 59 for a total of 623 which satisfies the number required for a quorum.

The minutes from the 2012 Meeting were read by Gary Turner. A motion to approve the minutes was given by Kitty Hegedus and Sherry Ransier seconded the motion. Motion was approved unanimously.

Sherry Ransier stated that she was still looking for the direct owner exchange information to be listed. However, the privacy of owner information was again reiterated. She stated that she would like to put her information in the minutes for any person interested in direct exchange. She read her info as follows: Sherry Ransier, slynn.rans2@dismail.net, Box 2051 Hayden, ID 83835 cell 208-819-0323

Dave introduced Rick Lamm, who in turn, introduced his son, Barrett. Barrett will be working on our books going forward. Rick stated that Holly Apley maintains the AR/AP and Rick comes approximately once a month to go over the accounting to ensure accuracy and do the reconciliation of the bank statements. He also stated that at the end of the year we send our information to an outside Auditor to validate business practices and financial position. He then read a paragraph that described the process of the audit. He discussed the listing of major replacements.

Rick then went over the balance sheet. There was some discussion on what items were listed under which categories. Some questions were presented on how the Jacuzzi buildings were listed as assets and as a depreciation item. He highlighted a comparison from last year to this year. We are approximately \$30K better off than last year considering the massive Bad Debt Write-Offs from a few years ago.

Some questions were raised as to which funds go to contract cleaning as apposed to new furniture and replacements. The questions were answered by Rick and it was stated that some of the furniture i.e. the living room tables need some attention. It was decided that some of the little square tables should be replaced or refinished to make them more appealing for the owners.

Dave then introduced the new Manager of the Club, Debbie Isley. She went over some new programs that will be offered at the Club and will be available to the owners of units through MATA during their week or anytime during their stay. Some programs include Karate, Swimming and Gymnastics. She also went over the Gold Card Program which will create an influx of revenue that will minimize the funding required by AVCOA.

Dave stated that Travis and Candice have decided to pursue Real Estate full time and that he has jumped back into the Management of MATA. He stated that there is a lot of work to be done and we are looking at things that will improve the experience of our owners. He reminded everyone that we have not had an increase of Maintenance Fees for 3 years. He stated we needed to have an increase of approximately \$20.00 to each week's Annual Maintenance Fees.

Dave went over a few changes to the industry over the past several decades. He then led into the current changes for the 2014 policies and procedures.

The following are policy changes that are described in detail in the "Policy Reminder form enclosed with the 2014 billing (these changes were voted on by the Board and passed unanimously):

* **Removal** - We will be removing the 4 week advance notice “required” in order to bank a week for an In-House Exchange. Timeshare owners can bank their week right up to the beginning of each week. **Side Note: We would ask that you give us as much notice as possible to assist the office in scheduling other owners that would like to use any banked unit. They deserve the same flexibility for advance notice as you would for ease of banking.**

* **Addition** - There will be a 10% Fee charged for renting a unit for you. This will defer some of the expense of taking payment, information, sending rent checks and the office labor to book the rentals.

* **Removal** - We will be removing the 2 night minimum. One night stays will be available after the first of the year.

* **Addition - Split Week Option** – Timeshare owners can split their week (Example - use 2 or 3 days at a time) with a \$60 Service charge for each **additional** visit. i.e. first visit cleaning is included in your AMF, additional occupancy will be charged \$60.00 per stay for cleaning, laundry and supplies.

- **Benefits Include** – Better Employment, less cleaning time, less wear and tear on the units themselves, additional income for MATA.

The conversation was directed to the topic of the Aspen Market. It appears that there may be an interested party to purchase the market. It was stated by Dave that the AVCOA CC&R’s mandate that the building “must” remain a market. Dave also explained that the tanks have been tested and they are insurable and are currently insured.

Travis Leonard was then excused from the meeting due to a prior commitment.

An owner asked about WiFi and the future expectations to get Wi-Fi in the units. Dave discussed a visit by a local Wi-Fi expert. They measured and discussed the feasibility of getting Bridges and Repeaters that will be able to broadcast Wi-Fi to all of our units. The only issue is the AVCOA guidelines do not allow “antennae” to be placed on buildings. Dave will attempt to get approval to install a “Broadcast Stick” on several buildings that will supply the Wi-Fi signals. We will be receiving an estimate shortly. The actual cost will only be the initial equipment cost and a possible upgrade to bandwidth needed.

There was some discussion on upcoming projects like Mother Day Specials, Quilt Weeks and specials with businesses around town, bicycles, kayaks and other fun stuff. MATA will be putting together notices as these things will be available via Facebook, email notices and our website as well.

One owner stated that the top of the Jacuzzi’s are heavy and difficult to move and store when the tub is in use. Dave will check on a lightweight top that may be designated for indoor use. Another owner said that some products should be available for ease of use for some owners that have special needs. Ramps are currently available but some other items like tub hoses, or extended toilet seats will be looked in. Check with the office in advance of your stay for availability of these types of items.

The Nominating Committee, Kathy Borgholthaus, Wayne Simonis, and Tina Sudbrock nominated Dick Brotherton and Travis Leonard to remain on the Board and fill the two seats for a term of two years. No additional nominees were received. Motion to accept was given by Joe Hegedus and Gary Turner seconded the motion. Motion passed unanimously.

Dave read a request to have some units allocated to allow dogs. The general consensus was not to change the policy.

Dick made a motion to adjourn. All present agreed.

Respectfully submitted,

Richard Brotherton
Secretary