

# McCall Area Timeshare Association

## Board Meeting Minutes

10/09-10/2015

### **Friday, October 9<sup>th</sup>, 2015**

The meeting was convened and called to order on Friday evening at 4:30 p.m. at the Sports Club by Dave Holland, President. Those present were Dave Holland, Travis Leonard, Richard Brotherton and Gary Turner. Candice Leonard was in attendance as support for the power point presentation. Spencer Koonz asked to be excused due to a business conflict.

The August minutes will be approved at a later meeting when this meeting will be re-convened on Saturday.

The topic of discussion was the Annual Homeowners Meeting that would be held 10/10/2015. Dave presented his power point presentation to the Board and gave time for the board members to comment and critique. Gary said "you need to put more emphasis on the effect of the millennial generation". Dick had a few questions and advised Dave to speak loud so that all could hear. Travis said that we need to use a projector because no one would be able to see the documents. After further discussion, the Board agreed on the presentation and the plans for the future operations of the Resort.

The meeting was adjourned at 6:25 p.m. and was scheduled to re-convene the next day at 8:30 a.m...

### **Saturday, October 10<sup>th</sup>, 2015**

The meeting was re-convened and called to order at 8:35 a.m., those present were Dave Holland, Travis Leonard, Richard Brotherton and Gary Turner.

After the August meeting minutes were reviewed, Travis made the motion to accept the minutes as presented, Dick seconded the motion, voting was unanimous.

The discussion regarding the Management Fee with Brampton was discussed and Gary made the motion to approve the Management Contract with Brampton Holdings, Inc. and MATA for its services for another year. Dick seconded the motion, voting was unanimous.

Travis expressed his dissatisfaction with the chip sealing job within the Aspen Village, AVCOA. It has been quite a hassle trying to keep up with all the cleaning considering the oil being tracked on to the carpets.

Dave explained that Sherry Ransier, an owner, expressed an interest in meeting with all the Board members after the annual meeting.

Once again, the meeting was temporarily adjourned and would re-convene after the Annual Meeting with the homeowners. The time was 9:15 a.m...

The meeting was called to order and re-convened at 1:05 p.m., Board members present were, Dave Holland, Travis Leonard, Richard Brotherton, and Gary Turner, with guests Sherry Ransier and Donna Brotherton.

The first item of business was a discussion regarding questions and or concerns brought up during the Annual meeting.

These are items that we agreed would be addressed and resolved for the owners ASAP.

- 1- The bed in E-16 would be lowered and look in other units that might also be in the same condition and need lowering.
- 2- The temperature of the Jacuzzi is too high for an owners liking. We will make sure they are working properly, but there really is nothing we can do with this. Really there is no solution to this concern. Temperatures can be raised or lowered by users and sometimes are.
- 3- The Jacuzzi covers need to be replaced with something that either lifts it easily or some light weight substitute needs to be found. Perhaps Styrofoam with a canvas cover.
- 4- The project documents would be scanned and placed on the internet within our MATA website.
- 5- One bedroom vanity needs a small waste basket. This will easily be accomplished.

Nancy Haidle, another owner joined our meeting.

**The next item that was discussed was how well the owners accepted our new approach to the future. They gave the Board a Unanimous Vote of Confidence to proceed with increasing maintenance fees each year for the next three to four years, along with a special assessment to take place this next spring to fund MATA's depreciation account for 2015, to fund other 2015 operational expenses, and to jumpstart our renovation.**

General discussion ensued as to the possibilities of what this could provide, such as propane fireplaces and perhaps even, on demand water heaters. Garage doors need to be replaced with perhaps a lighter weight door.

The meeting was then directed to Sherry, to address whatever questions or concerns she had.

Her first question was concerning the sunset clause as to the need to retract a previous statement that I had made stating that it was to take place in 2016, when in reality it is 2030. I explained that I did do that in this year's annual meeting in the power point presentation.

Second question was concerning why the one bedroom units were economically inferior? The answer was in a rental basis with expense vs rental income. Discussion then took place as to

what is considered a one vs a two bedroom with RCI and II exchange companies. Dave went through an extensive history and explained how it all evolved.

Third question was, are the maintenance fees for the unsold units, (units owned by the developer, Brampton Holdings), paid for by the other timeshare owners? The answer is yes. The documents only authorize the Board to assess the units owned by the owners and not the Developer's unsold inventory of timeshare weeks. She then said "do you consider yourself an owner"? Dave said yes, but only of the unsold, unbillable timeshares. Sherry then took offense to MATA's attorney's opinion. Dave explained that you can read it yourself, it is very clear as to what the intent of the documents were. Dave said "I understand the dichotomy here". Dick asked "what is your point". She then said it is my point that the developer owns weeks that are not assessable. Dave said "that is right. I did not write the documents. It is clear that it does benefit the developer". Sherry asked that "you are willing to pay maintenance fees this next year"? Dave said "yes". Dick said yes but he doesn't have to. Dave said he is willing to do it to inject cash into MATA to do what needs to be done to help in getting MATA back on its feet.

Fourth question: Of the \$1,800 Mata paid for advertising in the Statesman, how much money did you Dave Holland make? Answer, none, Mata just about broke even. We learned that advertising the old traditional way does not make financial sense any longer.

Fifth: What incentive was given to the one bedroom owners to upgrade to a larger unit? Answer, A larger unit is the incentive. It rents better, trades better. Larger is better. That's the incentive. Nancy was surprised that Dave was willing to give such a great offer to the owners for only \$500.00. She said she wasn't aware of the offer. Could she do it? Dave said yes if she would like to. Nancy asked why were you willing to do this. Dave explained that if he could get ownership of an entire unit, he thought he could sell it easier, and that would ease the burden on MATA.

Sixth: Do the owners then have to pay the increase in Maintenance Fees because they have a larger unit? The answer was yes.

Seventh Question: I think Mata should support the local economy and we should not give a bid to do work on the condo's to Dave, Like doing the painting of the units. Dave explained that he was given the bid because he was willing to do it for the lowest bid possible, and he has a vested interest in making sure the job was done thoroughly. Dave further explained that he did sheetrock repair and upgrades to the condo's at the time he painted that were not included in just getting a paint bid. In other words you got more for your money with Dave doing the work than someone else. Also, Dave is part of the local economy, raised seven kids here and is still very involved in the community.

Eighth Question: For years we have had depreciation and renovation in our budgets, why haven't they been funded? They have not been funded because you and the other owners have not given us enough money to do it. Over the last year 80 timeshares have been turned over to the Developer from owners. This equates to about \$40,000.00 in unpaid income to Mata. We

pay the water and power and the essential bills first. The last to ever be paid is renovation and then depreciation. Dick explained that back in 1992, the owners wanted to have lower assessments and then do special assessments for renovations. Sherry then questioned that Mata should go into the business of renting and owning the weeks for their benefit. The answer is that Mata is an Association of Homeowners – a not for profit association. By doing so Dave's opinion is that Mata could lose its tax free status. Nancy then tried to explain that Dave had purchased the project for \$1,100,000 back in 1988, as well as \$600,000 to purchase and renovate the Market. That's \$2,000,000 if you include interest and Dave should be able to someday reap some kind of return for his investment.

Ninth Question: Please explain the proxy votes? Dave said he has for this meeting 537 votes and there were owners who asked us as Board members to vote in their behalf because they could not attend the meeting and they felt they could trust us to vote for them. There were 206 owners who sent in their proxy's. There is one vote per timeshare.

Tenth Question: Are you counting your votes twice? Answer: No

Eleventh: How many total weeks or votes are possible? 1900

Sherry said she was finished with her questions but she had a letter she presented to the Board that she had written to Holly, in the office. She wanted each of us to have a copy. One was given to each board member and one will be forwarded to Spencer Koonz. Dave said he had seen previous e-mails that she had sent to Holly and he said he felt they were very insulting and unprofessional on her part, that she was unkind and her comments were uncalled for. Holly does a tremendous job for everyone. Holly goes way beyond the call of duty for everyone.

Sherry then thanked us for our time and departed the meeting.

Dave said, for some reason Sherry is disturbed and he does not know why. Discussion ensued regarding the confrontation she had had with Holly. Dave said that he told Holly we will no longer have any communication with Sherry unless it is in writing. We will not permit anyone to disrupt our operations with such an attitude of contempt and enmity. We can meet face to face at these meetings once a year but to continually spend Mata's time trying to satisfy Sherry's endless questions is not reasonable.

Nancy said if it wasn't for Sherry Dave you probably would still feel that you are obligated to pay the fixed costs on the unsold units. Dave said yes it was because of Sherry, he re-read the recorded project documents, and then realized that he was in fact not liable for any costs associated with the maintenance of the resort, and had Mata's attorney do the same. A copy of his opinion letter is on the internet on Mata's website.

Nancy left the meeting

The next item of business was the election of officers. Dick made a motion to elect the officers as they are currently constituted. Gary seconded the motion. The voting was unanimous.

There being no further business to come before the board, Dick made a motion to adjourn, and Travis seconded the Motion, the vote to adjourn was unanimous.

Respectfully Submitted

Richard Brotherton, Secretary