

**McCall Area Timeshare Association  
Annual Home Owners Meeting  
October 11, 2014**

The McCall Area Timeshare Association Annual Home Owners' meeting was held at The Club in McCall Idaho on October 11, 2014. Board President David Holland convened the meeting at 10:02 AM. Present were Board Members David Holland, Travis Leonard, Dick Brotherton, and Gary Turner (Spencer Koonz had a family emergency and could not attend). Also attending were Rick Lamm, Holly Apley and 36 owners. The Proxy notices received were as follows: 210 for the Board, Dave received 14, Spencer Koonz received 1 and Gary Turner received 1, EA owned units 430 for a total of 656 plus attendees which satisfies the number required for a quorum.

The minutes from the 2013 meeting were presented by Gary Turner with a statement that they have been posted on our website during the last year. A motion to approve without reading the minutes out loud was given by Joe Hegedus and seconded by Kathy Borgholthaus. Motion was approved unanimously.

**Budget vs. Audit :**

Dave presented the Budget and the audit with the statement that we have had the Audit reformatted to better mirror the Annual budget to alleviate confusion. Dave then introduced Rick Lamm to discuss and explain items on the Audit. He walked through the basics of the audit but pointed out that the most important part of the Audit is the "Opinion" as the final step of the audit. He then read the "Opinion" which stated that MATA follows approved United States guidelines. There was one item that was omitted but will be included in the future. The missing item was a study of future cost for replacement and depreciation. This study should include items that are part of the MATA responsibility (items from the sheetrock in) and not AVCOA's portion of the responsibility (everything from the interior sheetrock out). Dave finished the discussion by presenting his Depreciation schedule for the future replacement of larger items i.e. washer/dryer, ovens, etc. A motion was made by Joe Hegedus to approve the audit, a second was made and the motion was approved unanimously.

**MATA Improvements and Upgrades:**

Dave moved into the description of the 2014 Upgrades and Improvements. The first item was the addition of Wi-Fi in all units. Dave described the complications with getting the Wi-Fi installed and implemented for each unit. We are currently waiting on the local provider to upgrade the service in the "Y" building to bring every unit up to optimum service throughout the resort. We are in the process of getting all of our Movie Library available for direct streaming in each unit.

We are also in the process of installing Carbon Monoxide Detectors in all of our units which will keep us in compliance with national accommodation laws. It was also noted the addition of bicycles that can be checked out by owners. Dave showed a slide show of the 3 Bedroom Units after adding the large Flat Screen TV, Blue-Ray Players, Sound Bars, Paint, Can Lighting in Kitchen, Electric Wall Heaters to replace the Baseboard Heaters, Hot Water Enhancing Units. Pictures are available on our website currently. Dave mentioned that one of the three bedroom units was being kept open so owners could walk through and see the upgrades after the meeting. He then lead the discussion to a comparative discussion of a Utah timeshare with great location but no comparative amenities with a 2 Bedroom Annual Maintenance Fee of \$600 compared to our Annual Maintenance Fee of \$448 and our units are twice the size with more amenities.

Dave gave a presentation of our new website that gives the transparency that owners have asked us to provide. All of our pertinent documents are posted to the website, i.e. Board Meeting minutes past and present, Public Offering Statements, MATA Attorney Opinion Letters, Audits, Calendars, AVCOA link, local links, The Club News and schedule, businesses, webcams, pictures of the units, rental pricing and directions with maps. There are always new items such as our specials and new unit updates. There is also a link to the "Holland House" for large (up to 36 people) groups that MATA cannot accommodate. There was a question of conflict of interest however after some discussion it was concluded that it is a different type of accommodation and Dave pays for any cost incurred by having it as a link.

Dave then gave a slide show of the major work done to re-pour the D-9 and D-10 garage floors, driveways and the entire entryway into the property. AVCOA paid to have the French drain put in from the main driveway all the way past the D Building to stop the damage to our garages and pavement over the years.

**Moving into the future with the “Millennium” Generation:**

Dave presented the new description of the next “generation” of potential owners and their demographics. This would be the 25 – 35 year old group. They are more gadget-driven and are economically different than past generations. Dave was suggesting that we nominate a “Millennium Advisory Committee” to keep us abreast with the new group and their needs and requirements as it affects our Marketing or Sales approaches in the future.

**Aspen Market:**

It was announced that Dave and Carol Holland became the owners of the Aspen Market as of June 10, 2014. Dave showed a slide show of the progress on the Market’s renovation. As many owners know it had become an eyesore and needed extensive structural renovation. All of the equipment had been repossessed and removed. It is the intention to have it open and operating as a Laundromat, Market/Convenience Store and Gas Station by the spring of 2015. As most owners may know, having accessibility to a Laundromat is mandatory for the smooth operation of our Housekeeping staff at MATA. There was no money expended from MATA to pay for the Market’s purchase or renovation. All Aspen Market Employees are paid out of separate funds and accounts.

**In-Unit Telephones/Mattress Height/Wood Stove:**

It was brought up that the monthly expense for landline telephones cost the association \$1200 per month. In order to balance the cost of Wi-Fi and other technology cost we are considering removing the landlines in all of the units. We would, if necessary, have prepaid cell phones for emergency use if the owners visiting the units did not have a cell phone of their own. A vote was put to the attending owners and the vote was unanimous to remove the old phones with the qualifier that we have some centralized phone in case of emergency. This proposal will be addressed over the next year.

Several owners have mentioned that the mattress height is higher than they would like. Most owners agreed that the expense of lowering all of the beds is not prudent at this time.

The question of replacing the Wood Stoves is under consideration. They have been well maintained however, the carpets have been burned and the stove pipes have aged out and will need replacing soon. The cost of supplying wood and maintenance has increased exponentially over the years. We are now pricing the replacement of wood stoves with Propane Fireplaces. This will give us the option of immediate heat source with less housekeeping and clean up of the wood chips. There would be less liability for axes and injury. It is currently being estimated what the cost would be to replace wood with gas vs. replacing the wood stoves completely.

**Vote of 2016:**

The MATA covenants of remaining a Timeshare regime will need to be renewed by a vote in 2016. We are currently in the process of making our association healthier by reducing the number of one bedroom units within the Association (they are the least cost effective to maintain). If, in the future, the economy makes it lucrative the Association would increase number of units.

**Owner Information:**

We are available at all times to inform our owners on use of split week, rental or title issues. Please call the office if you would like to discuss any concerns. We are currently in the process of making sure that all of our owners are aware of how the title should be written to make it easier to transfer title at the time of an owners’ passing. **The “and/or” on the title does not avoid probate.** Remember to let us know if something is broken. If we don’t know we can’t fix it.

Dick read the Nominating Committee Report to elect the three following members to the Board of Trustees:

David K. Holland, Gary Turner and Spencer Koonz – Nominees were approved unanimously.

Dick made a motion to adjourn.

Respectfully submitted,

Richard Brotherton  
Secretary