

McCall Area Timeshare Association
Board Meeting
Boise, Idaho
April 10, 2012

The McCall Area Timeshare Association Board of Directors meeting was held at The Homewood Inn & Suites in Boise, Idaho on April 8, 2011

Present were Board Members Travis Leonard, David Holland, Dick Brotherton, and Gary Turner.

Board President Travis Leonard convened the meeting at 10:20 AM.

The minutes from the October 9, 2010 Board meeting were reviewed. Dave Holland made a motion to have the minutes emailed to Board Members prior to the meeting so the meeting time is not used to read the minutes. Travis agreed that that should be done next meeting.

Gary Turner moved to approve the minutes as presented. Dave Holland seconded the motion. Motion carried unanimously.

Dave made a motion to ratify the borrowing of funds from the Special Assessment account for a deficit in the 2011 budget and to pay it back in due time (at this time the amount has been paid back). The initial decision was agreed upon via email at a prior date. The motion was seconded by Travis. The motion was carried.

Travis asked that the Board review the findings from the 2011 Audit performed by Bailey and Co. The board had a discussion on where the rebuilding of the Jacuzzi should have been listed and if it was listed correctly on the Audit sheets. Travis will need to meet with Rick Lamm and discuss what the appropriate reporting should be with regard to the balance sheet and the Audit findings. Dave made a motion *not* to accept the Audit at this time. Dick seconded the motion. The motion was carried.

Dave initiated some discussion regarding sales and how they will be handled in the future. He explained that he had been handling the sales himself but due to his wife's health he will be unable to continue at this time. Travis will be taking the sales back in-house until Dave's situation allows him assist Travis in the future. Travis has all the sales leads and information that Dave had accumulated while handling sales.

Dave discussed the past sales of approx 20 units. He also discussed the pricing matrix and how he set the pricing with Travis. Travis interjected that the product is still holding value. The economy is picking up which equates to holding pricing at the current level and not decreasing prices just to stimulate sales.

Travis announced that the new Jacuzzis have survived their first winter. Ed Herschberger had suggested a cold roof for the Jacuzzis prior to building the outbuildings and Travis took this advice and implemented it into the plans. Since the outbuildings were built with the correct roof there has been no ice buildup to speak of. After watching the snow melt pool around the property we have been watching where it hits the new building so we can be proactive on the maintenance.

The only real issues have been the balancing act with the chemicals purification versus over use. The other issue was changing out the water. Travis has been working with the spa professionals and has been advised to change the water every two to three months as well as the filters. This was based on home usage so the bottom line is since we add so much fresh water during the course of the month we can extend that timeframe to a longer period. Filters should still be changed every 6 – 8 weeks. Our new filters are washable. We have a trade out set so we have one in use while one is being cleaned. This should give us a life span of approximately two years on the filters.

Most of the comments from our owners regarding the new Jacuzzis have been positive. The temperature has been a small issue but the target temperature is 103 degrees. Travis stated that we are still working with the builder on getting the doors so that they open easily. There was some discussion on the type of doors (wood vs. metal) that were installed but the decision was we will not consider changing out the doors at this time.

Travis informed the attending members that we have had to change our linen service from Pristine to in house cleaning. Pristine Linens has been closed and we will be doing our own laundry at this time. There is no other service in town that processes laundry for us to consider. Travis has been talking with Blue Linen Supply and if we were to employ their services they would pick up on Tuesday and drop off on Thursday. He is quoting Travis under a dollar a pound of linen which is approximately what Pristine Linen was charging us. We could consider them in the future if we can work out the specifics.

Dave brought up the issues regarding Aspen Market being in default with Wells Fargo according to communications from the bank with Ed Herschberger since the market is within the Aspen Village grounds. He stated that this may be an issue due to the gasoline tanks. If there is no leakage the removal of the tanks would be approx. \$160,000 , however, if there is contamination the removal would range from \$250,000 to \$300,000 and that is in addition to the cost of foreclosure. He also stated that if the market is demolished it must be rebuilt as a market.

As a reporting of the Aspen Village Homeowners Association Dave stated that there is \$400,000 in reserve. There will be no increases to the Homeowners dues in 2013. The grounds have been well maintained and due to a mild winter there are minimal repairs. Some of the roofs are having repairs due to age and wear. One of the main things that they have been doing is adding moisture vents and circulating fans under the building to help vent the standing water and preventing mold. Some of the buildings that have been scheduled for this retrofit are part of the MATA units.

Travis related that the Aspens are the main concern for appearance and grounds but the Aspen Village has been well maintained. There some discussion about giving some recognition to Ed for all his support at the 2012 Annual Meeting. The suggestion was golf balls and flowers for his wife. Nothing definitive was decided.

Travis brought the office changes to the table. He stated that both Gale Stillman and Linda Branstetter are retiring by the end of April, 2012. Travis shared Linda's refusal to have a "big party" but the office was trying to arrange a lunch with the office and housekeeping staff as well as some token of appreciation for their time and service with MATA.

He refreshed the Board Members familiarity with Holly Apley, who is taking over as Office Manager, as well as informed them of the two new hires, Jacki Rubin and Norma Olson. He relayed the new schedule of work hours that Holly had proposed which would bring about an estimated savings of approx. \$20,000 over the course of a year and if it was found to be cutting the staff too lean we would readjust the work hours accordingly.

The last item on the agenda was scheduling the next meeting in August. Apparently there was a need to discuss the date at a later date via email and telephone conversations after Travis reviews the calendar. The location of the meeting (McCall, Boise etc.) was discussed but not decided upon.

There was no other business brought up for discussion and Travis entertained a motion to adjourn the meeting. Dick Brotherton moved to adjourn, Gary Turner seconded the motion. Motion carried unanimously and the meeting was adjourned by Travis Leonard at 12:00PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Richard Brotherton".

Richard Brotherton
Secretary