

McCall Area Timeshare Association
Board Meeting
McCall, Idaho
APRIL 11, 2013

The McCall Area Timeshare Association Board of Directors' meeting was held in Boise, Idaho on April 11, 2013. The meeting location was Homewood Inn and Suites.

Present were Board Members Travis Leonard, David Holland, Dick Brotherton, Spencer Koonz (arrived 17 minutes after the start of the meeting due to car trouble) and Gary Turner.

Board President Travis Leonard convened the meeting at 8:30 PM.

The minutes from the October 2012 Board Meeting were reviewed. Gary Turner made a motion to approve the minutes. Dave Holland seconded and the Board carried the motion unanimously.

Travis provided the auditor's report for 2012 and the board reviewed it thoroughly. The board had a discussion on the Management Fees and Fixed Costs as far as what the actual terminology should be for the billing cycle of fixed cost billings. The report shows "Current" and the billings are generated on the last day of 2012 and are due and payable by the next billing which is the last day of 2013. Since they had not been paid at the time of the meeting the question is whether it should read "Current". The general consensus was that some change of the description should be address with the auditor. Travis will address this with Bailey and Co.

Dave took some exception to the commission amount that was paid to him for unit sales in 2011. It had been coded to Accounting and Legal Fees which may need to be addressed with Bailey and Co. to re-class a different category, i.e. Sales Commissions.

Travis brought attention to the fact that MATA operated with a \$20,000 excess of revenue over expenses. He explained that we are still making up the difference from the huge write-off hole that MATA had been in for several years. We are now \$20,000 closer to operating in the black. Travis will be visiting with Rick Lamm, the Accountant, for a clearer picture of the audit final figures.

It was decided that Travis would get some information and there would be further discussion at the next Board Meeting. It was also discussed that the audit should be done and reviewed by the Manager prior to presenting to the board. This will be attempted next year when the audit information gets sent to the auditors.

Dave Holland was brought to the floor to discuss the Aspen Market and the Club. He stated that the Market has now been closed and the laundry facility is also closed. The Market will probably be offered for sale soon. It appears that the gas tanks may be problematic. Dave feels that there is an interested party to purchase the Market. Dave also says that the tanks will probably remain but the new buyers will need to address the problem and get them indemnified.

Travis asked if the Aspen Village Homeowners Assoc. can be removed from being party to the Market. Dave stated that we would need 100% of all people with any interest in any unit in AVCOA to get that ratified. This is neither realistic nor likely. It was discussed that

AVCOA is second listed insured on the insurance for the Market so if there were any problems that we would be covered.

Dave brought up the issue of Wi-Fi. He stated that we are very close to having Wi-Fi services after having some 3 miles of cable being run. One of the main issues has been the inability to have outside dishes or satellite antennas on the outside of the buildings due to the Homeowner Rules and Regulations. Travis stated that there is still a great demand by MATA owners and we need to pursue the options.

The discussion turned to the Heat Pumps that were installed in the Managers Unit and K-53 after the trial was approved at the Fall 2012 meeting. Travis had reported no change in the energy savings after the installation. He reported that K-53 has also shown the same results. Dave recommended that we evaluate the weather as well as the energy savings so we have a "fair comparison". We will evaluate this for another year. Travis did mention that after he installed his ceiling fan it circulated the heat much more efficiently.

As the last item on the agenda Travis informed the Board that he is phasing out from the Timeshare Association Management Co. and will be going into Real Estate full time. Dick posed the question of what that will mean for the Timeshares and Travis stated that Dave will come back as the Association Manager and Travis will stay on as a Board Member and will continue to be the Onsite Manager. Spencer asked if Travis would be able to balance his Real Estate and the Onsite Manager positions. Travis stated that almost all of the Onsite Manager duties come after normal business hours so there should be no conflict. Gary also asked what the duties were and Dave gave them an outline of all the after hour duties, i.e. lock outs, emergency repairs, booking discrepancy, etc.

Dave stated that as we get closer to the actual transition date of August 1, 2013 he will begin spending more time at the MATA Office and get a handle on the current state of MATA. Dick asked how many units are owned by Executive Affiliates and the estimate was 320 with more getting turned back every week.

The final discussion was the schedule for the next Board Meeting. All of the Board agreed on McCall as the location. The actual date will be August 2, 2013 to coincide with the new transition.

Dick made a motion to end the meeting. Gary seconded the motion and the board agreed.

The meeting was adjourned at 9:50PM

Respectfully submitted,



Richard Brotherton
Secretary