

McCall Area Timeshare Association

Board Meeting

April 14, 2014

The meeting was called to order, by Dave Holland, at 10:00 a.m. at the Red Lyon Riverside Hotel. All Board members were present except for Richard Brotherton. Gary Turner agreed to be Secretary Pro-tem.

Dave Holland gave an overall economic report which covered Tamarack, McCall and the surrounding areas. The outlook is very promising. Real estate sales are on the rise as well as the construction of new homes.

Dave reported that he attended The Aspens Homeowners meeting and while there they were discussing the potential of having a supplemental assessment for replacing the roofs. Dave suggested that as long as the roofs are still functioning and still have about 3 to 5 years of life that they start a sinking fund to avoid a supplemental assessment. After discussion it was the idea that was accepted by the Homeowners Board. Dave was then nominated and elected to serve on the Board of Directors for The Aspens.

Dave reported that the Aspen Village will be having several projects taking place this year. One will directly affect units in the D building. The ground water has been a problem for many years so there will be a French drain placed in the main street which will run directly down to Davis Street. Once this is accomplished then in 2015 we will have to replace the cement in the garages and front entries of units D-9 and D-10.

Dave reported that as a member of the Board for the Aspen Village that he has taken responsibility for the management of The Club. The Club has now developed a new web site named theclubmccall.com that anyone can go to and get information. All of the AVCOA information, Annual minutes, newsletters, budgets etc. are all found there under the drop down menu item named AVCOA. The Club will now be offering Pickle ball, located in the tennis courts just west of the Club. Summer camps for youth 6 through 14 will now be offered. The club financials have never looked better. We are very happy with the staff that is currently in place.

Dave also reported that MATA now has a new web site that will allow the members and the general public lots more information. Its name is mccalltimeshares.com – there are lots of pictures of the resort and the units which will provide much information to achieve transparency. All of the MATA project documents are there for review, such as the Public Offering Statement, Annual minutes of Homeowners Meetings, Annual Budgets and Audits etc.

This web site will help owners in their effort to sell their units if they so desire. It will assist exchange people who desire to know ahead of time what to expect when they come to McCall. There are links to many business in town, including Ponderosa Park. We have specials that will be offered to our owners during slack seasons. Lots and lots of benefits will come from this effort.

The Budget to Actual Financial Report was reviewed by the Board and it showed that we are on target with projections with expenses of the resort.

Dave reported that since last October he has been working to get Wifi into all the units. This has been quite a struggle. We finally got permission from AVCOA to place an antenna on top of the office that will help in broadcasting signal to the units. We have learned that general Wifi and the ability to stream are two different animals. The owners are complaining that they cannot stream movies. We are trying to fix this problem, hopefully by the summer time, before the big crowds come.

Dave reported that the remodel of the three bedroom units is ahead of schedule. Units 46 through 49 are completed. Including the dining room furniture and big screen TV's. The owners that have occupied have really been impressed with the upgrades and remodel.

A new bi-fold door for K-53 is on order and will be installed very soon. It will replace the doors that were there years ago in front of the washer and dryer.

Dave reported that due to the owners request that we reformat the Audit for our Annual Meeting he will be working with the Auditors to accomplish this task. Dave also wanted to make sure that since we do not have in our budget this year a depreciation account that we make sure that we do so in the future. So in this regard Dave reported that he has been working on projected life time expectancy on major items so that we can avoid any special assessments in the future, and also comply with auditing standards of having a sinking fund for future expenditures of major items of replacement.

Dave reported that since our last Board meeting that he as Brampton Holdings has met all of the terms of agreement. Brampton has paid all past and present fees that were outstanding. The Money Market account now has about \$31,000.00 paid into it from Brampton for the purchase of MATA owned weeks as per the agreement. Dave reported that other revenue that we had not projected having is being put into this MM account so we can keep good records and have historical data for budget purposes in the future. This account can be used as the beginning of our sinking fund for future depreciable needs.

Dave reported that we are running a special on the slow months \$99.00 per person for three nights' occupancy and \$20.00 gift certificate and \$20.00 massage session. This will help in paying fixed costs for the association as well as keeping housekeeping working.

Dave gave a report concerning Interval International exchange request from our resort owners and those requesting into the resort from around the world. It was surprising that most of our owners request California above anywhere else.

Dave reported that we are facing a real future problem with the wood burning stoves in the Condos'. The life of the flu is in question and the replacement of the system could be as much as \$5,000 per condo. Dave asked about everyone's opinion concerning replacement with a propane system vs wood. The Board discussed the pros' and cons' and then Spencer made a motion to have this discussed with the owners at the next Homeowners Meeting. Travis Seconded the motion – all were in favor. The AVCOA Board has given a non-formal thumbs up in going forward with putting propane tanks in the ground next to the Timeshare buildings. They need a formal request from us with exact location etc. before they can give approval.

Dave reported that the back cement deck of Unit K-53 has deteriorated to the point that we really need to get it replaced. When AVCOA is doing their cement work this summer we can piggy back and get it done and save some money.

Dave is still looking into getting some bicycles for MATA owners as discussed in the last Annual Meeting.

Dave mentioned to the Board Members that he had put in an offer to purchase the Aspen Market – He just wanted to keep the Board updated on current events. Spencer spoke in favor of the move in that it will be a benefit to the Owners to have the Market and Laundromat open again. Gary asked how if any this would affect the financial status of MATA. The answer is it would not have any influence on MATA. Just that having the Laundromat open will help housekeeping in doing their laundry. Dave said that if he does buy the Market that he will make sure that Mata can have access to do the laundry when needed. Even if they need to get in during afterhours.

The next item of business was scheduling the next Board Meeting. It was agreed that we would meet again July 29th at 9:00 a.m.. Location to be determined at a later date.

Travis made a motion to adjourn since there was no other business to come before the Board

Respectfully Summited



Gary Turner, Secretary Pro-Tem

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

30 June 2014

McCall Area Timeshares Association
Attention: Dave Holland
1607 Davis Avenue, Unit B-149
McCall, ID 83638

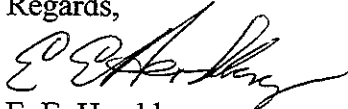
Subject: Units K-53, Approval Extended Patio Slab

Dave;

The AVCOA Board considered your request to replace the back patio slab at Unit K-52 at its meeting of Saturday, 21 June 2014. After review and discussion the Board approved your request subject to the following conditions.

1. The area covered by the new slab, extending from its current eight feet width to twelve feet, will be considered limited common area as related to Unit K-53. In order to not have negative impacts upon the common area stem wall and siding of Unit K-53, which are the responsibility of AVCOA, please assure that the new slab, when placed, has sufficient space above it at the building line to allow for accommodating the frost heave that takes place each winter here in Aspen Village. Also, assure that the new slab slopes away from Building K, so that proper drainage takes place and water (ice) does not accumulate at the building line. To minimize future maintenance of the new patio slab, please assure that good quality concrete and appropriate reinforcing steel are used in the slab. Also, we presume that an appropriate layer of free draining material will be placed beneath the new slab, along with some sort of drainage path away from the extended edge of the slab, so that water does not collect under the slab and heave it excessively when it freezes..
2. Further, the Association's approval is conditioned upon your taking responsibility for the installation, including future maintenance, and any unforeseen impact that the new slab might cause to the existing condominium common area/structure. Ownership of the new slab is with and remains with the unit owner. This improvement, the new slab, does not become a part of the commonly owned real property.

Regards,



E. E. Hershberger
President, AVCOA

C/c: AVCOA Board
Bob Thackeray
Doug Moore

**N76, Aspen Village, 1607 Davis Ave, PO Box 292, McCall, ID 83638, Phone/FAX 208-634-6005,
e-mail behersh@frontiernet.net**

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

14 January 2015

Dave Holland
Aspen Village, Unit B-149
McCall, Idaho 83638
(Hand Delivered)

Subject: Conditioned approval to install an Emergency Telephone in the limited common area at Unit B-149

Dave,

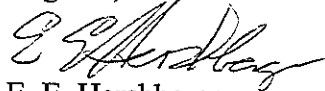
Thank you for your proposal, by e-mail dated 9 January 2015 at 1:46 PM, for installing an emergency telephone in the limited common area at the covered exterior walk just to the north of Unit B-149. Also, thank you for the time you took to describe the process and facility that you had in mind.

I have contacted the AVCOA Board and received their approval to provide you with a conditioned approval of your proposal. Your proposal is approved subject to the following conditions:

1. The telephone and its enclosure is to be mounted on the north exterior wall of Unit B-149 near the east side, partially blocked from view from the north by the partial wall at the north side of the outside walkway.
2. You, as owner of this new system, will be responsible for its installation, maintenance, and any fees to the telephone company related to its connection to their network.
3. Installation and tie-in to the telephone system in Unit B-149 shall be in accordance with all applicable building, electrical, and communication line codes.

Thank you for proposal. We look forward to your installation of this emergency system. Though we hope that it never has to be used, we believe that it is not only a positive program for MATA, but also potentially for anyone needing emergency assistance in the general area who does not have access to cell phones or other communication methodology.

Regards,



E. E. Hershberger
President, AVCOA

C/c: AVCOA Board, Bob Thackeray, Doug Moore

N76, Aspen Village, 1607 Davis Ave, PO Box 292, McCall, ID 83638, Phone/FAX 208-634-6005, e-mail behersh@frontiernet.net



Dave Holland <davidkholland@gmail.com>

Mata Nomination Committee

4 messages

Dave Holland <davidkholland@gmail.com>

Thu, Aug 14, 2014 at 11:47 AM

To: Spencer Koonz <SKoonz@ymcaspokane.org>, Travis Leonard <travisjleonard@gmail.com>, Gary Turner <gacaturner@gmail.com>, Dick and Donna Brotherton <richardb@cableone.com>, Dick and Donna Brotherton <richardb@cableone.net>

Dear Fellow Board Members,

Its time to form our nomination committee for nominate Gary Turner, Spencer Koonz and myself for another two year term on the Board of Directors for McCall Area Timeshare Association.

I recommend that we have on the committee the following owners:

Wayne Simonis
Kathy Borgholthaus
Tina Sudbrock

Please respond asap - these owners are on site right now and are willing to serve.

Sincerely
Dave

Travis Leonard <travisjleonard@gmail.com>

Thu, Aug 14, 2014 at 1:57 PM

To: Dave and Carol Holland <davidkholland@gmail.com>

Cc: Spencer and Jackie Koonz <SKoonz@ymcaspokane.org>, Gary and Carold Turner <gacaturner@gmail.com>, Dick and Donna Brotherton <richardb@cableone.com>, Dick and Donna Brotherton <richardb@cableone.net>

I vote yes.

-Travis
[Quoted text hidden]

Spencer Koonz <SKoonz@ymcaspokane.org>

Thu, Aug 14, 2014 at 4:36 PM

To: Dave Holland <davidkholland@gmail.com>, Travis Leonard <travisjleonard@gmail.com>, Gary Turner <gacaturner@gmail.com>, Dick and Donna Brotherton <richardb@cableone.com>, Dick and Donna Brotherton <richardb@cableone.net>

yes to all

From: Dave Holland [mailto:davidkholland@gmail.com]

Sent: Thursday, August 14, 2014 10:48 AM

To: Spencer Koonz; Travis Leonard; Gary Turner; Dick and Donna Brotherton; Dick and Donna Brotherton

Subject: Mata Nomination Committee

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Gary Turner <gacaturner@gmail.com>

Sat, Aug 16, 2014 at 6:55 AM

To: Spencer Koonz <SKoonz@ymcaspokane.org>

Cc: Dave Holland <davidkholland@gmail.com>, Travis Leonard <travisjleonard@gmail.com>, Dick and Donna Brotherton <richardb@cableone.com>, Dick and Donna Brotherton <richardb@cableone.net>

I vote yes.

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