

**McCall Area Timeshare Association  
Board Meeting – Hood River, Oregon  
April 23, 2002**

Dave called the board meeting to order at 7:20 p.m. at the home of Norman and Patty Hukari. Board members present were Bill Geisler, Dick Brotherton, Patty Hukari and Dave Holland. Sandy Koonz was absent due to illness.

The meeting began with the reading of the minutes of the October 13, 2001 board meeting. Dave asked if any changes were needed. No changes were necessary. Bill Geisler motioned that the minutes be approved as read and Patty Hukari seconded the motion. Minutes approved unanimously.

Dave referred to several items for discussion including, ranges, three-bedroom glass partitions and the auction of weeks. To date we have replaced the ranges in the Y-building with the glass top ranges. This is in addition to the ones replaced in the three-bedrooms units last year.

Before this meeting the board members discussed the Sports Club and the problems they've run into with the renovation. Dave said he's holding back on any more improvements until we know what the additional financial obligation will be with the Sports Club.

Dave asked the board member to recall the glass partitions proposed for the loft bedrooms in the three-bedrooms. It's easily done in K-53 because the ceiling is not vaulted as in the other three-bedroom units. Dave feels that the best way to accomplish that project is to do one or two units a year so that we can absorb the cost over a period of time. Bill Geisler asked how we get fresh air in there and Dave explained that the windows slide open just like in his office. Dick reiterated that the main reason we're doing it is to satisfy RCI requirements.

Dave mentioned that MATA will be having a foreclosure sale later this year and an auction of MATA owned weeks.

Patty has located a source for the clocks and those will be ordered.

There was a question in the annual homeowner's meeting minutes about the notes Dick Brotherton has on the two MATA units. Members should have copies of the notes on both. Dave has met with private lenders to see if they could beat the interest rate of 10%. The deal we've got is the best deal going. Conventional loans would require a personal guarantee; therefore, private lenders are the only option. The cheapest money available right now would be 12-14 %. Tom Reynolds received a copy of the notes and the results of Dave's inquiries since he was the one who made the initial inquiry.

Dave referred board members to a chart that shows how we ended up financially at the end of each year, whether deficit or surplus. This last year we had a significant rise. On

page two it shows that we're in the negative \$16,288 this past year rather than the \$50,000 range of some years. Dick asked why 1992 & 1995 were so high. Dave explained that those were years when there wasn't a lot of renovation or bad accounts to write off.

Dave said he's really concerned about our power bills this year. The rates have gone up 33% with another rate increase proposed in June. These rates went up after he'd prepared the budget. We've already spent \$15,000 on power and we've only budgeted \$45,000 for the whole year.

The good news is that currently we have \$14,021.00 in the Aspens Restricted Reserve account and \$ 25,364.00 in the Aspen Village restricted reserve. Dave wants to save this money for a rainy day. For instance, at the Aspens they've been putting off major repair work like the pavement and he's afraid we'll get hit with a fee increase soon. Dave said it's tempting to use the reserves for other things, but he might have to dip into the Aspen Village restricted reserve account for the Sports Club. Dave asked if there were any questions regarding the audit. No one had questions.

Dave then passed out the budget-to-actual reports for the first three months of this year. That's where it shows how much we've spent so far and what we've budgeted for each account. We're in the season now where we're doing deep cleaning and renovation. Dave has looked at collections for the year and they look good.

McCall is experiencing a surge of growth and change. For instance, the Pancake House has built a new building, across the street the new Holiday Inn Express is under construction and the ice rink downtown is scheduled to begin construction this spring. Dave feels that we will benefit from all these improvements. Shore Lodge was discussed for a time with lots of conjecture about what will happen there.

Dave asked for questions about the budget or the audit. There were no questions.

Next the board reviewed the Aspen Village newsletter for March. It mentions that Dave has been elected to the board for another three-year term. Dave mentioned that they are planning another spring clean up day in June. Since it's difficult for the timeshare owners to participate in that we make it a point to help with the Christmas lights. Dick asked about Joe and Dave told him Joe has opened his own business servicing spas and hot tubs locally and is no longer working as the on-site manager. Lucas and Sylvia Heath are the new on-site managers. Discussion followed about how much they get paid and what their responsibilities are.

Dave referred the board members to the list of rehab items for the Aspen Village Sports Club from Ed Herschberger. The Sports Club has been open during most of the renovation. Among other things they had to install firebreaks and a back stair exit from the aerobics room upstairs down to the basketball court. There are many new laws we have to abide by when doing a renovation like this including a dehumidifier for the pool.

There was some damage to the building they think may be covered by the insurance. An insurance adjustor spent several hours on-site a few weeks ago assessing the damages and taking pictures, however, no determination has yet been made by the insurance company.

AVCOA has about \$50,000.00 in reserves they'd like to use for additional costs rather than going back to the homeowners.

The new carpet looks great! The installer showed Dave how to repair it if needed. Patty asked if the upstairs in K-53 got new carpeting? Yes. The one-bedrooms, the manager's residence and the office have all been re-carpeted. Dick asked about the time frame for re-carpeting the rest of the units. Dave said the plan is to re-carpet the rest next year but the situation at the Sports Club will determine what we do next year. Bill asked the price for the new carpet and pad. Dave said we got a deal at \$19 per yard, installed. Plus, the installers removed all the old carpeting and moved all the furniture. Patty wanted to make sure we are going to make the headboards stationary and build boxes for the mattresses when we re-carpet the two-bedrooms. Dave assured her that is the plan.

Dave verified the dates for future board meetings, with the next one scheduled August 20th-22nd in Walla Walla, Washington. Patty won't be able to make that one but everyone else will be there. The phone conference is scheduled for Tuesday, September 3<sup>rd</sup> and the annual homeowner's meeting is scheduled for Saturday, October 19<sup>th</sup>.

Dave reminded the board that he is running for the state senate from his district. If he wins he will have that commitment from mid-January through mid-March. He'll commute back and forth on weekends. He feels strongly that it won't jeopardize his commitment to MATA. He wants this mentioned in the minutes once again. All the board members gave him a vote of confidence.

Discussion followed about the office and housekeeping staff. Dave feels that Diana, Janice and Louise are happy in their respective positions and will continue to support his efforts. The board members praised the staff and reminded Dave that good help makes his life easier, which he readily admits.

With nothing more on the agenda for discussion the meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Patty Hukafi  
Secretary