

McCall Area Timeshare Association

Board Meeting Minutes

4/23/16

Saturday, April 23, 2016

The meeting was convened by Dave Holland, President and called to order on Saturday morning at 9:30 a.m. in the McCall Area Timeshare office. Those present were Dave Holland, Travis Leonard, Richard Brotherton and Gary Turner. Spencer Koonz asked to be excused due to a business conflict.

Dave welcomed everyone, reviewed and asked for approval of the last board meeting minutes. Travis made a motion that they be approved and Dick seconded it. Minutes were approved unanimously and were signed by Dick Brotherton. The annual meeting minutes will be posted on our web-site. The Board is hearing good comments about the minutes being posted on our website. It seems to create more owner interest and involvement.

Follow up items discussed:

- The height of the bed in E-16 has been lowered. Jared is checking to see if other beds may have the same issue.
- The light weight cover for the Jacuzzi has been purchased and installed.
- Project documents still need to be scanned for the web-site. It will be done before the next annual meeting. Travis suggested that we solicit the help of Barrett Lamm's office to scan the documents to a USB card. They have bigger and more efficient machines. Dave said that we should be able to do that on our machine.
- Dave expected negative response from last letter that went out to the homeowners, but received only a couple of calls and they were for clarification questions. Some of them said it's about time for renovations. A few have said they can't afford it. It seems a majority of the home owners have been expecting this. Haven't heard from Sherry Ransier since the October board meeting and currently is delinquent and will be included in the next selection of delinquent accounts to go to the attorney for collections.
- Waste baskets for the one bedroom units had been requested by owners and Louise is looking into purchasing the baskets.

AUDIT:

Review and discussion on the draft from the audit: Dave added more information to the categories and the description for each category. He wanted to be a little more descriptive regarding Travis and his salary for upkeep and maintenance of the Jacuzzis. The draft was reviewed and a motion was made by Dick and seconded by Gary to approve it.

BUDGET:

- Related party on page 12 said that we are still paying MATA \$34,289 in Fixed Cost. He will be paying the Fixed Costs on units that are used. Fixed Costs have evolved into what is currently being called a "Usage Fee".

Dave will be paying the roof assessment on all the three bedroom units that belong to the developer which will be approx. \$10,000. He is not taking any management fee on the roof assessment as it was billed as a "pass through" expense.

The thing that was impressive to Dave was when you get to page 5 and 6 is the revenues and expenses. Excess of revenues over expenses was \$14,720 last year which he considered good. Cash appears to be the only negative from the audit. The revenues came out to \$14,720 to the good for 2015 but still negative \$38,211 at the end of the year for outstanding payables. Travis questioned the fact that after the Special Assessment in May we will be current all the way through the end of the year. Dave said yes. Statements go out in November, but are not due until the end of the year. What the audit shows is how short we are at the end of every year on operating capital. The discussion covered many points but the end result was that after the Special Assessment our 2016 operating expenses will be covered by 2016 AMF and the renovations (see attached renovation schedule) will be paid for and are currently underway.

Under the Related Party Transactions the audit states 384 weeks are owned by Brampton Holdings, Inc. as of 12/31/2015. The count is now closer to 500. There were a lot of weeks in the legal actions and the sheriff's sale, upgrades and week changes that had not been completed by the end of 2015. The 2016 budget accounts for the current number of developer weeks.

Some discussion was had on monies paid to Dave Holland under the heading of Repairs and Maintenance. The amount listed was for the contracted painting of the three bedroom units along with the sheetrock repair to the living room walls.

A motion was made by Dick to accept the draft and seconded by Gary. There was no further discussion. A copy of the audit will be posted on the web.

SCHEDULE OF RENOVATION (8 Phases – spanning 4 years)

Dave has been meeting with contractors, laborers and suppliers of materials. The data was compiled and put on the attached schedule of renovation. There will be 8 phases of renovation which covers the next 4 years. Dave has a good contractor to work with him at discounted rates during January, February and March. As this is a major renovation it will be done with as little disruption to our owners as possible.

- The attached renovation schedule was discussed and questions answered. Some parts of the proposed renovations are already started, i.e. flat screen televisions and blue ray players in all 2 bedroom units. We also have some of the paint and sheetrock materials on site and the repairs are under way.

The amount of \$365.00 for the Special Assessment was put up for approval, Dick made the motion to accept and Gary made the second to approve the amount. After all the discussion was had and questions answered the proposed renovation schedule was unanimously approved. The billing will be sent out by mid May. They will be due by July 15th with the understanding that we would work with owners who need a little more time. Dick made the motion to approve the due date. Gary seconded and motion passed unanimously.

Unit sale:

Discussion turned to having MATA purchase W-142 to centralize Housekeeping. Everyone agreed this would be opportune and if it occurs we would be about one year away from that becoming a reality. This would free up some of the lockers to get Maintenance organized and centralized as well.

Meeting Closure:

The next Board Meeting will be scheduled for the morning of July 30th, 2016. It was noted that October 8th will be the Annual Homeowners Meeting date. Dave asked if there was any further business to discuss. None was noted. Motion to dismiss was made by Dick and was seconded by Gary. Meeting was adjourned at 12:20PM.

Dave called the members for a short additional meeting at 3PM same day. He had readjusted some figures per previous suggestions. He itemized some items like air conditioners, on-demand water heaters, etc. The attached schedule reflects the finalized estimates.

Dave asked for approval on the updated figures. Dick made a motion to accept the updated schedule Travis seconded and the motion passed. Meeting was adjourned without further discussion.

Dick Brotherton 7/30/16

ASPEN TIMESHARES



1607 Davis #149 • McCall, Idaho 83638 • (208) 634-7028

June 9, 2016

DAVID K. HOLLAND

RE: Sherry Ransier

Dear Dave :

I received a call today from one of our owners, Carol Weaver, telling us that another of our owners, Sherry Ransier, was waiting at her home last night.

Carol was quizzed on what she thought of MATA as one of our owners. She also stated that Sherry was accusing Dave of receiving \$360 per hour in overtime wages. As we all know, you do not receive an hourly wage and therefore would not receive overtime. Sherry continued to ask questions of Carol regarding our spending practices and audit figures. Specifically, Carol said she was questioning the expense for vehicles and wood. Asking her what she thought of the inconsistent costs. Carol expressed to Sherry an opinion that costs do change due to longer winters, cost of wood and vehicle repairs that may not have been expected.

She appeared to badger Carol until she told Sherry that she had family to pick up and made her leave. Fortunately Carol took the intrusion in good stride but felt that we should know that Sherry was posing questions that did not make any sense to her.

I asked how Sherry would have gotten Carol's home address and she said that Sherry told her she got it from the Valley County Recorder's office. I phoned Tara at the Records office and she said that she had a woman use her computer all day who fit the description of Sherry. I am suspect that Sherry may continue to visit our other owners with the same interrogation and insinuations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly L. Apley', written over a white background.

Holly L. Apley
Office Manager

HA/ha



Dave Holland <davidkholland@gmail.com>

Phone Call from a MATA Customer

3 messages

Cassie A. Zattiero <Cassie@baileycpas.com>
To: Dave Holland <davidkholland@gmail.com>

Wed, Jun 8, 2016 at 5:03 PM

Dave,

I just wanted to let you know that I received a phone call from a Sherry (I didn't get her last name), one of MATA's customers. She wanted to ask a bunch of questions about the 2015 financial statements. She had a copy of the financial statements and I answered a few of her questions. I gave her a very high level explanation of how some of the numbers were arrived at. When she tried to get me to tell her more specifics details, I told her she would have to talk to the people at MATA. I didn't record the phone call but if you need more information about what I discussed with her, let me know.

Hope all is well otherwise.

Cassie

Cassie Zattiero, CPA

Bailey & Company, Chtd. CPAs

Phone: (208) 466-2493

Fax: (208) 467-2000

The information (including any attachments) contained in this document is confidential and is for the use only of the intended recipient. If you are not the intended recipient, you should delete this message. Any distribution, disclosure, or copying of this message, or the taking of any action based on its contents is strictly prohibited.

David K Holland <davidkholland@gmail.com>
To: "Cassie A. Zattiero" <Cassie@baileycpas.com>

Wed, Jun 8, 2016 at 9:52 PM

Thank you

Sent from my iPhone
[Quoted text hidden]

David K Holland <davidkholland@gmail.com>
To: vacationinmccall@gmail.com

Wed, Jun 8, 2016 at 9:53 PM

Sent from my iPhone

March 14, 2016

PLEASE READ

Dear Fellow MATA homeowners,

It has been my pleasure over the past 28 years to have served on your Board of Directors. I, my wife, and 5 kids came to McCall in 1988, we had two more children born in McCall making a total of 9 of us. We have enjoyed raising our family here on the resort. One of my daughters and her husband now live where we lived, in unit 124, as our on-sight, night time property managers. Now my granddaughter Riley is working making beds and experiencing the opportunity of working like her mother, not so many years ago. I share this with you to let you know that we are committed to The Aspens/Aspen Village and we are here to stay.

In our last Annual Homeowners meeting we discussed at great length the necessity of updating our units and getting them ready for the next 30 years of service. We, the Board and staff, have done our best over these many years to keep our annual fees at a minimum and still provide for repairs and improvements along the way.

Over this past recession we were able to keep our fees from increasing by not funding our depreciation and renovation accounts, and many other items that we felt were not essential. During that time many owners found it very difficult to pay their portion of the Maintenance Fees, however, most were successful.

Now is the time we have all been waiting for, with unemployment down and the economy moving forward and expanding we now need to catch up on needed increased fees to fully fund the Association and cover our repairs, update and renovate our units. Please be aware that the owners at the meeting were in complete support and gave a 100% vote of confidence for the necessity of increasing our annual fees \$25.00 each year for this year and the next three years to come, along with a special assessment in the spring to bolster MATA's financial position and begin the renovation and updating efforts.

The complete minutes are found on our website at www.mccalimeshares.com

The Board will determine what this will be over the next few months and inform you as we know it. We estimate that it will be somewhere in the **\$250.00 to \$350.00** range per week, in addition to your regular annual assessment. Back in 1994 we had our first renovation assessment of \$100.00 per week, in 2011 an assessment was made to fund the rebuilding of the Jacuzzis. Since that time Mata has not had any special assessments. However, the three bedroom units in the Aspens across the street were assessed by THE ASPENS HOMEOWNERS ASSOCIATION for the roof replacement last year.

We anticipate that the Special Assessment will be mailed out in May and be due by the end of July. Please contact the office if you need to make financial payment arrangements.

We have complete faith in our united efforts to renovate, update and move forward into the next 30 years of sharing this wonderful area together.

Thank you for your time and support.

Sincerely,


David K. Hofland, President of MATA

NOMINATING COMMITTEE'S REPORT

August 12, 2015

TO: McCall Area Timeshare Association

SUBJECT: Recommendations of nominees to fill three positions on the Board of Trustees.
Election of members to be held October 10, 2015.

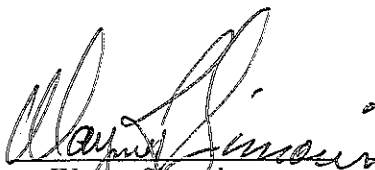
The following owners/nominees have been contacted by the committee and have consented to serve, if elected, for the following terms:

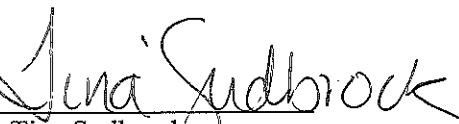
Dick Brotherton	Payette, ID	Two Years
Travis Leonard	McCall, ID	Two Years

The committee unanimously recommends and nominates the above owners for the terms indicated to serve as Trustees of the McCall Area Timeshare Association.

Respectfully Submitted,


Kathy Borgholthaus


Wayne Simonis


Tina Sudbrock

August 12, 2015

Dear Timeshare Owner:

According to the MATA Bylaws:

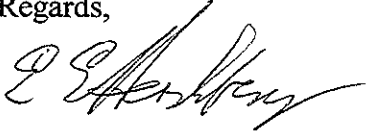
“At lease thirty (30) days prior to the annual meeting of the Association, the Board of Trustees shall elect for the Owners, a nominating committee of not less than three (3) members, none of whom shall be members of the then Board of Trustees. The nominating committee shall recommend to the Association at least one (1) nominee for each position on the Board of Trustees to be filled at the particular annual meeting. Nominations for positions on the Board of Trustees may also be made by petition filed with the Secretary of the Association at least seven (7) days prior to the annual meeting of the Association, which petition shall be signed by ten (10) or more Owners and signed by the nominee named therein indicating his willingness to serve as a member of the Board of Trustees, if elected.”

The Owners listed on the above Report will be presented at the upcoming Homeowners Meeting as nominees to fill the open positions on the M.A.T.A. Board of Trustees. Additional nominees may be added by filing a petition in the manner indicated above. Please mail petitions to: Secretary, McCall Area Timeshare Association, 1607 Davis #149, McCall, ID 83638.

Thank You,
McCall Area Timeshare Association
Board of Trustees

determination of whether or not future costs, damages and claims or maintenance requirements result from the installations and/or the associated improvements shall be made at the reasonable discretion of the AVCOA Board and MATA will abide by all such determinations.

Regards,



E. E. Hershberger
President, AVCOA

Attachment: Dave Holland "Letter of Request"

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

Letter of Request

Addressed to AVCOA Board of Directors

From: McCall Area Timeshare Association (MATA)

The timeshare condominiums have served our owners very well over the past, some 35 years. It is now time that we request from the AVCOA Board to be able to do some major renovations.

Therefore, we request permission to replace the windows in all our units with more efficient construction and appeal. Also, we would like permission to install on demand water heaters that will require venting through the side of the garage, under the eave, and over the entrance door.

Off course all installation will be performed by a licensed plumbing contractor and in complete compliance with local guidelines.

Thank you for your consideration in this request.

Sincerely,

David K. Holland

President of MATA