

MCCALL AREA TIMESHARE ASSOCIATION
BOARD OF DIRECTORS MEETING
April 26, 2000
Hood River, Oregon

The meeting of the McCall Area Timeshare Association Board of Director was called to order by President, David Holland at the home of Patty Hukari at 6:30 p.m., Pacific Standard Time. Members in attendance were Bill Geisler, Sanford Koonz, Patty Hukari, Richard Brotherton and David Holland.

The minutes of the October 9, 1999 Board meeting were read and approved.

Dave reported on the good financial standing of the resort. The audit is finished and in the hands of the Board of Directors at this meeting.

Dave then presented a short film to show the Board the upgraded patio doors. These patio doors have been installed in the E building.

The interiors of all the units in the E building have been painted as well as six units in the Aspens. In addition, the Y building has been deep cleaned and painted. The sheetrock stress problems are being examined by sheetrock installers who will recommend repairs to correct the damage that has occurred over the past few years. The Aspens and Aspen Village Condominium Owners Associations have agreed to pay for these repairs because the damage originated on the exterior. Some of the hide-a-bed cushions are being reupholstered and repaired because of damage caused when the homeowners place the cushions too close to the heaters and burn them. Fabric for these repairs was purchased when the furniture was originally purchased and is being used for the repairs.

The woven wood blinds in the office have been replaced with 2-inch vinyl blinds. Every unit now has an automatic garage door opener. The water heaters in the one bedroom units have all been installed on the ground level in the garages, replacing the water heaters that were in the loft. There is still a lot of painting to do. A painter has been contracted at a fixed price of \$320 per two bedroom unit. MATA buys the paint and supplies. There will be a bonus for him when he is finished.

Dave showed the Board members the new Ford van and explained how much more efficient having a third van will be. New hunter green towels have been purchased for all the units. There are also enough towels for a back-up for every unit. Towels that are old but still have some use left are given to WICAP or an organization that can use them and the really old towels are being used for rags.

Dave reported on a change in housekeeping management. Louise Gilbert has been appointed as housekeeping manager for approximately 20 to 30 hours per week. Dave is confident in this appointment and feels Louise will do a great job. The Board commented and extended their support in this decision.

A replacement for two days a week will be hired to replace Peggy Heady who is retiring Oct. 1, 2000.

Ray Heady will stay on as maintenance person. Dave recently purchased a red stamp that reads "I Understand That Pets Are Not Allowed", with a space below for the tenants signature acknowledging that fact. This stamp will be used on every registration. "No Smoking" signs have been placed on all of the exterior doors. This is to encourage homeowners who smoke to go outside to smoke. It seems to be working as well as can be expected.

Dave then reported that Aspen Village is now in compliance with the agreement made with the MATA Homeowners Association. Appraisals have been completed. Bill Ditz is no longer on the AVCOA Board and Ed Hershberger has been elected president. The new AVCOA Board is working toward compliance with the rules and regulations according to the by-laws. The new property manager, Bob Thackeray, is working hard to get Aspen Village back into shape. The entire Aspen Village complex is showing great improvement. The special assessment for these improvements was discussed.

The 1999 audit was presented to the Board. Dave pointed out page three which shows the net asset deficit. The total deficit for the entire 20 years is \$3,000 on an average. This shows that the budget is working. The National Board of Auditors had some questions for Dave about the operation of the resort.

Bill Geisler asked how many units are not sold. Dave said he owned approximately 115 weeks. Over the last four years only about four or five units have sold. Dave said he feels more comfortable selling units now that the relationship between AVCOA and MATA is more stable.

Water rates were discussed. Dave reported that MATA will have to deal with the rates until the city of McCall settles all of the disputes.

The Board moved and seconded the motion that Dave draw funds from the reserve account to reimburse the general account for the purchase of replacement patio doors. Discussion proceeded regarding replacement of appliances, repairs and replacement of other items in the units. The expense of replacing the carpet was discussed .

Dave asked for any more questions regarding the 1999 audit and the budget-to-actual report for 2000. It was decided to wait for approval to transfer more money from the restricted account of the 2000 budget-to-actual until the next board meeting. By then Dave will have firmer figures for the repair jobs which are in progress.

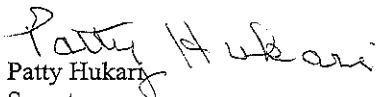
Dave showed the Board the packet from the McCall Area Chamber of Commerce and suggested MATA join the Chamber. Discussion ensued. Bill Geisler moved that MATA join the McCall Area Chamber of Commerce. The motion passed unanimously. The next item for discussion was owners who cannot pay their maintenance fees. Some owners choose to deed back to MATA or DH & Associates. Management of those assessments was discussed. The Bishop Kelly units were approved for assignment to DH & Associates. The signs in front of the building have been replaced. Also lights have been installed in front of the office door.

The next Board of Directors meeting will be held on August 8-10 in Walla Walla, WA. The annual homeowners meeting will be held Saturday, October 21, 2000.

Bill Geisler moved the meeting adjourn; Richard Brotherton seconded the motion.

Meeting adjourned.

Respectfully submitted,


Patty Hukari
Secretary