



McCall Area Timeshare Association

P.O. Box 1767/McCall, Idaho 83638

MCCALL AREA TIMESHARE ASSOCIATION

BOARD MEETING MINUTES

JULY 17, 1993

Meeting called to order at 12:45 p.m. by Dave Holland.

Attending were, Dave and Carol Holland, Bill Geisler, Sandy Koonz, Tom Rorabaugh, Betty Tuttle and Peggy Oellien.

Reading of June 5, 1993 meeting dispensed with.

Sandy Koonz made motion for election of officers: Dave Holland, President; Bill Geisler, Vice-President; Sandy Koonz, Treasurer; and Peggy Oellien, Secretary. Seconded by Bill Geisler, motion passed.

Bill Geisler made a motion for the 1994 annual meeting to be held on the 3rd Saturday of October in McCall-Donnelly High School in early afternoon based on hours allowed by school board policy. Sandy Koonz seconded, motion passed.

Bill Geisler made a motion to approve DH & Associates a management contract with the same terms and conditions for 1994 as 1993. Seconded by Peggy Oellien, motion passed.

Bill Geisler made a motion for clarification of \$10.00 per month late charge as previously approved. Late charges will continue to be accumulated on all delinquent assessments until they are paid in full, all payments for assessments will be credited first to the late charges, interest charges, and professional (legal) fees. Unit usage will not be allowed until all assessments and delinquent fees are paid in full. Peggy Oellien seconded, motion passed.

David Holland made a motion the annual drawing of home owners maintenance fees paid by Dec. 31st to be continued as done in the past. Sandy Koonz seconded, motion passed.

Meeting adjourned at 1:30 p.m.

Respectfully Submitted,

Peggy Oellien
Peggy Oellien

MINUTES
MCCALL AREA TIMESHARE ASSOCIATION
TWELFTH ANNUAL MEETING
JULY 17, 1993

Meeting called to order by Dave Holland at 9:06 a.m. in McCall at McCall-Donnelly High School, with a welcome to owners in attendance.

Board members present: Dave Holland, Bill Geisler, Sanford Koonz and Peggy Oellien. Guests present: Rick Lamm, CPA; Mayor Larry Smith, Mayor of McCall; and Don Clark, owner Clark Real Estate.

Minutes of 1992 Annual Meeting read by Peggy Oellien. Motion by Robert Griffiths (12/38 & 115/42) to approve minutes as read, seconded by Bill Rutledge (113/35 & 113/36), motion passed unanimously.

Dave Holland introduced Don Clark, owner of Clark Real Estate. Mr. Clark spoke on the growth in McCall. New condominium units are being built in the area. There has been a price and value increase in the area, and resale units are holding their value. New projects for the McCall area include Spring Mountain Ranch, Peter O'Neill developer, they have just begun taking reservations for lots, the first phase has 145 lots, the total completed project could be as many 750 new building lots, but probably more like 500. There will be 9 new holes at the golf course in conjunction with the development. Also The Woodlands, 82 lots with city services. Val Bois slowing down at present. Boise is growing which is benefiting McCall.

Dave Holland introduced Mayor Smith of McCall. Discusses the challenges facing the city. Growth has come about quite rapidly and there is and has been some catching up to do. Building permits have averaged one every week for the last two years. EPA is requiring a new water treatment plant to go in at a cost of \$15,000,000.00, which in turn has caused water usage prices to go up. McCall water is currently purer than government standards but it is surface water and they are looking to the future when population will be up in the area. Questions arose regarding traffic lights needed in McCall, Mayor Smith explained that the State controls traffic on Highway 55 and stop lights are out of the City's hands. The State is currently conducting studies and counting traffic in McCall. Hopefully this will prove to the state that there is a problem with traffic control in McCall.

10 minute break at 9:40 reconvened at 9:50.

Dave Holland introduced his wife Carol, and MATA Secretary, Kiersten Baxter, Both given a hand of appreciation, Carol for her efforts in planting flowers and beautifying the project and Kiersten for her help in so many ways to all of the owners. He also thanked Rick Lamm, CPA for his efforts, especially for flying back from vacation to be at the meeting.

Dave stated the necessary yes votes (1425) had been received to move the Annual Meeting to the third Saturday in October. The by-laws will be ammended to reflect this. He explained the reasons for desiring this change was more housing for owners wishing to attend, as well as, budgetary benefits with more information available at the year's end for fixed cost projections.

Regarding the Jacuzzi's both of them have been replaced as part of the renovation, the Y-Jacuzzi last Spring and the E-Jacuzzi this Spring. They are now keyed so your unit key will be needed to get into them.

Dave explained the policy on late fees. Late charges will continue to be applied to all delinquent assessments until they are paid in full. All payments for assessments will be credited first to late charges, interest charges, and professional (legal) fees, with the remainder being applied to assessments. \$10.00 a month will be applied to any unpaid balance. Management is willing to work with people if they will just communicate with them and make an honest effort to bring their accounts current. Late charges will not be reversed and unit usage will not be allowed until all assessments and delinquencies are paid in full.

Dave went over the request first method that is used by Interval International. Exchange requests can be made as far as a year in advance, however Annual Maintenance Fees for that year must be paid before owners will be allowed to exchange. Interval has a verification method, now all owners making requests have to be checked and verified by our office prior to Interval accepting the request. People were slipping through before because II didn't verify all AMF's with us prior to allowing them to exchange. Pay whatever the AMF was for the current year and we will show a credit for the upcoming year, which will allow depositing your week in advance.

Dave discussed resales, developer prices are going to be going up January 1, 1994, which will help owners wishing to resell for higher prices. Also starting the first of the year he will be sending out an information sheet to all owners, if you wish to sell, fill it out and your week will be marked on the board with a flag. Any inquiries will be forwarded directly to you to negotiate. Once agreement is set, if you wish, this office will assist in the closing for a fee of \$174.00.

Dave gave an update on The Aspen Village and The Sports Club. \$20.00 a month assessment increase for AV owners to go directly into the Club for improvements of that facility. Timeshare owners only have access for the weeks that they own.

We are currently painting and renailling the exterior of the remaining buildings in the Aspen Village.

Dave discussed check-in and check-out times. Please respect them, and don't come in early and expect to get into your units. They are not completely done until 5:00 p.m. and no one will be allowed to occupy before that time. Our cleaning system is set up so that one person does not clean the whole unit, there is one person on kitchens, another on beds and baths, another general cleaner and another set-up. Just because one person comes out of the unit and says they are done doesn't mean the whole unit is done. Dave also stated that the unit is never completely done until he has gone in and post inspected it himself. There is also a book in the office where maintenance items are written down. Please notify the office should there be any problems.

Suggestions were made to the Board to mail a copy of the proposed budget along with the notice of the annual meeting. Also a suggestion to hold the annual meeting at another location.

Five minute break taken.

Meeting reconvened and Sanford Koonz presented the by-laws requirement for election of Board of Trustees. He then read the nominating committee report, Dick Brotherton and Peggy Oellien were nominated for 2 year terms. Motion made by Mr. Griffiths to accept nomination and instructed secretary to cast unanimous vote. Motion seconded from floor. Motion passed.

Rick Lamm, CPA reviewed the audit report, pointing out how the fixed costs have increased, such as a 46% increase in property taxes, requiring an increase in the 1994 Annual Maintenance Fees. Question regarding the cost of Management and what the managers responsibilities are. Dave responded that he is paid for services rendered through a management contract which is negotiated through the Board of Directors. The contract spells out the specific duties required, such as billing and collecting all maintenance fees, etc. The contract is available at the office for your review. It's cost for services is 10% of all monies collected. In comparison the cost to Fairmont Hot Springs in Canada is 15% of all monies billed. Dave also pointed out that since he has now been hired to be the manager of The Sports Club, he will also be compensated for assuming those new responsibilities by the Sports Club. Also, as long as he lives on site his housing is provided by MATA as well. George Lake made a motion to accept the budget as proposed, Les Lake seconded. Motion passed.

Bill Geisler moved the meeting be adjourned at 12:00 noon, seconded by Les Lake.

Respectfully Submitted,

Peggy Cellien

Peggy Cellien
Secretary, McCall Area Timeshare Association