

**McCall Area Timeshare Association**  
**Board Meeting**  
**McCall, Idaho**  
**July 23, 2012**

The McCall Area Timeshare Association Board of Directors meeting was held at Shore Lodge in McCall, Idaho on July 23, 2012.

Present were Board Members Travis Leonard, David Holland, Dick Brotherton, Spencer Koonz and Gary Turner.

Board President Travis Leonard convened the meeting at 9:00 PM.

The minutes from the April 10<sup>th</sup> Board meeting were reviewed. Dave Holland made a motion to approve the minutes. Spencer seconded and the board carried the motion unanimously.

Travis made a motion to ratify the email which was previously sent to the board members regarding approval of the 2011 Audit which had some confusion regarding the Supplemental Assessment and where it was accounted for on the Balance Sheet. The line item is listed as income but does not show under expense because the structures are considered assets and will be depreciated over future years. The Accountant has explained this and the board was in agreement to approve the 2011 Audit. Dave made the motion and Gary Seconded with the other board members in unanimous agreement.

The next topic was approval of the 2012 Budget. Travis had Dave explain some insurance differences which changes the amount payable for the year. Dave had compared with our attorney, Brian McMahan, what coverage should be our responsibility and what should be covered by Aspen Village. He then presented his findings to the Aspen Village Home Owners Association to have their attorney review. It was decided that the only part of the insurance that would be the responsibility of MATA would be the interior contents and their replacement value. This will reduce the premiums approx. 50% .

Travis explained that he had added an increase of \$3000 to the expected bad debt write off. There was also discussion on the power expenses and how they are tracking versus budgeted amount. It was reiterated that we need to have a trial of the "Heat Pumps" to see if there will be a reduction of power used to heat/cool (by fan) the units. It also will give the added benefit of having Air Conditioning which we do not have in any units now. This will be addressed late in 2012, perhaps in December.

The Annual Maintenance Fees were discussed and the amounts had not been changed in several years but they may need an increase in 2014 to try and get some needed renovation for the 3 Bedroom Units.

A suggestion of getting WiFi in each of the units and Dave suggested bringing it up at the next Aspen Village Condominium HOA Meeting.

Dave made a motion to approve the 2013 Budget. It was seconded by Gary and approved by the remaining board members.

Travis brought up our need for affordable firewood. We still have several resources but would like to find a viable resource for a low cost supplier. He was asking for suggestions and referrals.

Travis gave a review on Don Peipkorn, the maintenance man, and the progress of a regimented checklist of things that should be checked and/or replaced periodically. He stated that Don has been doing a great job finding problems before they become a problem for our owners.

Travis stated that he has an energy efficiency consultant (the cost will be approx \$2000) coming in September to evaluate several of our units and where the heat losses are and how hard it would be to fix.

Travis made a motion that asked for Board approval to move the remaining money from the Money Market account (Supplemental Assessment) to the General Account to be used for general repairs and operating costs. Gary seconded and the motion was passed unanimously.

The next issue to be discussed was the Gold Crown/SumDay situation. Travis explained that the person who was the Gold Crown representative has been dealing with SumDay as a third party broker for the weeks that have been traded into the Gold Crown Sale. Travis explained that some of the weeks that have been transferred through SumDay to single people who now own in excess of 5 – 8 weeks each. We have not been able to get any communication with these multiple week owners. The John Benson group of 6 weeks just went to the Attorney for final collection prior to Foreclosure. There is another person who appears to be in line to go to the Attorney next year and he has 8 Weeks. It was communicated that we no longer have any dealings with the Gold Crown Representative, Steve Cochea.

In order to discourage third party transactions we have increased the transfer fee to \$500.00 per title change effective July 2012.

Travis did a review of the new office staff and the easy tenor of the customer service that we have developed with Jacki, Norma and Holly. It was discussed that the current feel when you visit is a pleasant experience. Dave was quite complimentary of the new staff.

The final topic was the laundry update since we lost our laundry service. The staff has been efficient and it appears to be a comparable cost to get the laundry completed. Travis stated that the break down on the cost was \$0.85 per pound and our cost at Pristine was \$1.00 per pound. This was a generic estimate since the labor would change due to volume of towels/sheets used at any given time.

It was decided that there would be a final meeting via telephone conference prior to the 2012 Annual Meeting in October. The date is to be determined at a later date. Travis will coordinate the date. Travis made a motion to conclude the meeting and Dick seconded.

Respectfully submitted,



Richard Brotherton  
Secretary