

# McCall Area Timeshare Association

## Board Meeting Minutes

7/30/16

### **Saturday, July 30<sup>th</sup> at 9:00 AM**

The meeting was convened by Dave Holland, President and called to order on Saturday morning at 9:00 A.M. at the McCall Area Timeshare office. Those present were Dave Holland, Travis Leonard, Spencer Koonz, Richard Brotherton and Gary Turner.

Dave asked for approval of April 23<sup>rd</sup>, 2016 Meeting Minutes. He advised that the bed in E-16 has been lowered and the owner who suggested lowering it is completely satisfied. He also stated that digitizing our documents has not been done yet as we have not had time but we will be doing that in the near future.

As a follow up on the issues of Sherry Ransier, Dave informed the board that we were informed by Tara (valley county recorder office) that a woman fitting Sherry's description had spent all day at the courthouse pulling files and we were also told by one of our owners that Sherry was waiting outside her home and questioning her on how they felt about the Timeshares. Our owner finally told her to leave. Sherry is now very delinquent and will probably go to legal action in 2017.

Dave presented the 2015 Audit to the board for their review. This is the final audit copy and it was approved at a prior meeting.

The board was informed that some old furniture and some of the wood stoves will be put out at the Annual Aspen Village Yard Sale. The proceeds will be posted back as income to MATA.

Discussion was had on moving housekeeping into W-142 when it is emptied of owners. The Developer will sell the unit back to MATA. This would allow parking for the vans, centralizing supplies and less disruption of the garage of the On-Site Manager as well as a meeting place for all housekeepers and maintenance.

Motion made by Dick to approve the April Minutes, Gary made the second, all approved. Dick signed the minutes for our records.

Dave reviewed some correspondence that has been received with regard to the Special Assessment. There were approx 12 unhappy notices that came with the payments. Most of the complaints came from people who were under the misconception that it was ONLY to replace the stoves. All notes have been responded to by the office staff as they are received.

After some discussion, it was agreed that there will be a letter stating that if you have not paid the Special Assessment by Sept 1 you will be assess 18% of the unpaid balance.

The upcoming schedule for installing the propane tanks (after Labor Day), fireplace placement (over the next two weeks) and plumbers (during and after the placement of the tanks) for completing the install of the stoves in the two bedroom units was reviewed.

Further progress of the renovations was discussed. The garage lighting has all been done except 4 units which are scheduled to be done this fall. Repair to the two bedroom unit garage walls will be started this fall as well. Purchase of all the new wall switches, plates and plugs for all the units has been done. Replacement will commence in September. The large grey TV's have all been replaced and wall mounted flat screens installed in all the two and three bedrooms. BluRay players and Wifi are in all units. Our movie selections are available to stream in the Aspen units and we are in the process of updating our C, D and E building to be able to stream our movies through Vudu.

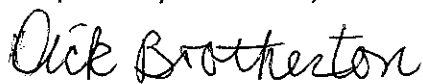
Dave directed the conversation toward the workforce in McCall. He pointed out the new affordable housing that has been built here on the south side of town that helps but does not bring in more employable people. He also pointed out that we have lost some key employees due to wages not staying in competition with the area. The recent increase of our starting wage was put on the table and discussed. It was agreed that we need to stay competitive in order to keep our staff stable year round. As wages are private and we do not encourage sharing they are not listed here.

The Aspens Condominiums (our three bedroom units in building B and F) have sent a letter that proposes that they no longer wish to do an outside audit of the HOA and their finances. They feel that the audit is not cost effective. They stated that the cost would be \$6,000 – \$15,000 annually. We will notify them that that is not a realistic number as ours is around \$3,000 annually and our finances are more complicated. We will also let them know that it is our understanding that they would need 100% approval in order to change the CCR/Covenants. Dave asked for the board to suggest whether we should vote to keep the audit or not. After some discussion it was decided we would vote for each of our 9 units that we do NOT wish to amend the documents.

This final item was scheduling the next board meeting prior to the Annual Meeting in October. The next meeting will be August 24<sup>th</sup>, time to be determined later. It was also scheduled that the Friday prior to the Annual Meeting on the 8<sup>th</sup> of October the board will get together. They will also hold the follow up lunch meeting after the Annual Homeowners meeting on October 8<sup>th</sup>, 2016.

Travis made the motion to adjourn, Dick seconded and meeting was closed.

Respectfully submitted,



Dick Brotherton

Secretary