

McCall Area Timeshare Association
Board Meeting
McCall, Idaho
August 4th, 2017

The McCall Area Timeshare Association's Board Meeting was via telephone conference on August 4th, 2017 at 9:00AM. Present were Board Members David Holland, Dick Brotherton (via telephone), Gary Turner (via telephone), and Travis Leonard. Spencer Koonz was not able to be available for telephone conference.

Board President David Holland convened the meeting at 9:00 AM.

Minutes from the past board meeting of April 21st were previously sent to the Board Members and Dave asked if there were any changes or comments. Gary made mention of the fact that on the end of page one there was no mention of the added storage and singular storage location for stock that would be available with the purchase of W-142 for Housekeeping and Maintenance. Gary made a motion to approve the minutes with that change and Dick made the second, all members approved.

Dave started the meeting with items that required follow-up conversations. First was the dryer racks for wet pool towels in the two bedroom. Dave said they had been shopping but cannot find any of good quality that will last or give us any longevity. Gary offered up the idea that the board does a little research and shopping.

Second Dave brought up the scanning project to digitize all our important documents. Dave stated that we are approx 90% done. The documents will be posted to our website for clarity and transparency. The project to digitize has been being worked on over the past few months. The scanning incorporates thousands of pages of documents.

Next was the topic of the two bedroom remodel. Dave informed them that we have purchased all the trim wood and are currently hand staining it so it is ready to install when the project begins.

With regard to the bedspreads for the remainder of the units (the C-building has all new bedspreads) we are accumulating opinions from our owners on quality and style. Most of the feedback is good and they like the quality.

Dave did some research on health coverage for employees and he is waiting on numbers from several sources for us to review. There is no definitive answer as of today. MATA is continuing to compile information.

Dave gave an update on the propane fireplaces. We believe that all of the technical bugs have been worked out. After the replacement thermostats/parts were installed we are very happy with their performance.

Update on the suggestion to purchase W-142 for housekeeping and maintenance Executive Affiliates owns all but two weeks in the unit. We are working on them to make a workable solution for all parties.

Dave mentioned that he had previously sent a copy of Spencer Koonz's letter of resignation for the Boards review. Dave also mentioned the By-Laws and the need to fill the vacancy until the Annual Homeowners Meeting and then the Nominating Committee will recommend a person to fill the remaining year of his term. Dave stated that he had suggested Holly Apley to fill the time between now and the Annual Meeting. Gary mentioned that they need to vote to accept the resignation of Spencer Koonz. Gary made the first and Travis made the second. All approved. Dave then asked for approval to appoint Holly to fill the position until the Annual Meeting. Dick made a first motion and Gary made a second. All approved.

Next item was approval for the Nominating Committee. Wayne Simonis, Tina Sudbock and Kay Lyman were offered as people who are willing to participate. All of the Board approved. The option for Holly to fill the remaining one year will be put to the Nominating Committee and will be presented at the Annual Homeowners Meeting.

The contract for the Management of MATA by Brampton Holdings, Inc. is up for renewal. Dick made a motion to renew and Travis made a second. All approved.

Dave then discussed moving the Payroll function out of the office and giving it to the Accountant, Lamm and Assoc. He also mentioned that they would not increase any fees to take this service on in addition to reconciling our accounting. Travis made a first, Gary made a second and all approved.

The Budget to Actual report was discussed. Dave stated how difficult it was to piece together due to all the construction and renovation costs that were incurred this year. Normally Renovation dollars are not put in these General Ledgers. Dave asked if the Board members had reviewed the report. Dick asked about the revenue from Timeshare Sales. Dave mentioned that the number was low since he was purchasing MATA units later in the year. Discussion carried into the positive impact of Split Weeks has had on revenue and customer satisfaction. The insurance cost was questioned but the decrease of expense is only due to a payment yet to make. Some other line items were discussed, i.e. firewood and how much is yet to buy, propane cost, etc.

Collections of The Aspens roof assessment are complete but The Aspens have just increased their annual fees to replace the pool.

McCall workforce has been decreasing and our increases of our employee's wages are probably the only reason we have a workforce at all now. Every business is looking for employees all around town. This is just one more reason that we need to try and find some form of insurance for our employees as a benefit. We do supply a membership to St. Lukes Air for our employees.

Jacki Ruben has given her last day of work as September 1, 2017. We are currently interviewing people to fill her position.


The Aspens have been trying to amend their project documents to eliminate the need to have an annual audit. We opposed the amendment but it did pass and they have amended the document so they do not require an audit annually.

The update on Wi-Fi for all units was given by Dave. After some history of our trials and errors Dave said we have now moved the modems from both the Jacuzzi buildings into the middle garages in both E and Y building. Both building have now been running well and no issues at this time.

Dave will schedule the next meeting after checking on availability of condos for the Board Members. It will be late August and the main topic will be the 2018 Budget. Gary mentioned that the mid-year meeting that generally is held in July should be a telephone conference as this past year, it worked very well for the Board. All members present agreed that it works well.

Motion to adjourn, made by Gary Turner.

Respectfully submitted,


Richard Brotherton
Secretary