

McCall Area Timeshare Association
Board Meeting
McCall, Idaho
August 26^h, 2017

The McCall Area Timeshare Association's Board Meeting was held in the MATA office on August 26th, 2017 at 9:00AM. Present were Board Members David Holland, Dick Brotherton, Gary Turner, Travis Leonard and Holly Apley (new board member). Spencer Koonz was not able to be available for the meeting.

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

The minutes had been sent prior via email. Dave asked if the members had a chance to read them. Dick had not received his so the board took a few minutes to review the notes from the previous meeting of August 4th, 2017. After minutes had been reviewed Travis made the motion to accept as written, Holly made a second, minutes were accepted and signed.

FOLLOW UP FROM PREVIOUS MEETINGS:

Towel Racks: Follow up conversation included a possible folding apparatus in a corner built to fold in or out to hold towels. Board members could possibly shop in stores in the valley and continued research for a durable and affordable option. Laundry cords were also suggested like you might see in hotels.

Scanning Documents: Trying to have all meeting minutes, audits and other important documents from 1978 through today scanned and ready to up load onto the website for our owners if they have any desire to read them.

Trim and staining project: All of the wood to be used in the renovation of the two bedroom units has been purchased and hand stained. It is now being stored and ready to install when the renovation happens.

Health Insurance: We have done fairly extensive research and held meetings with people who thought that they could help with different companies. The final decision was that Health Insurance has proven to be cost prohibitive. MATA will continue to research options going forward. There has been an increase in wages to help our employees afford healthcare through outside sources.

Nominating Committee: The Nominating Committee letter was done and will be included in the proxy notice mailing. It does include Holly fulfilling Spencer Koonz term for one year.

Workforce: Dave made some introduction comments on our new office employees. Jacki will be retiring on September 4th and her replacement will be Megan Davis. We have also recruited another office person Kathy Crowther who is a long time local and well known to our staff.

Renovation updates: Dave passed around cabinet layouts for the two bedroom kitchen renovations. There are a few changes to the current layout to accommodate the new cabinets. It will open the floor plan slightly. After the completion of the C building we found that the process was quite an education on how our renovations should be handled going forward. The unknown factors forced us to bring forward some of the items that were not scheduled until later in the renovation schedule. We did find that the design that was decided on was a huge success. Everything that was done has made the unit come together and the color scheme matches perfectly. This next year will not allow us to do a complete building renovation but some items are already in process, i.e. lighting and ceiling fans.

BUDGET

Dave discussed his process to come up with a workable budget and all the factors that may come up that would affect the budget and our ability to work within that budget. For this next year Dave has offered approximately \$40,000 in capital to supplement our budget. The maintenance fees will need to be increased even with that influx of capital. The amount that will sustain the budget will be a \$35.00 per week increase. Dave is still working on pricing out some items for the next steps of renovation. Sliding glass doors for the three bedroom units would be one of those items. Dave asked for a motion to approve the 2018 Budget. Gary made a motion to accept, Travis made the second. The Budget passed with a 4 – 1 vote.

INCREASE OF TRANSFER FEES

Our transfer fee has not changes in decades. The option on the table is to make it comparable to other resorts. Discussion included other resorts charging \$200-\$300 per transfer. The proposal on the table is to raise the current fee of \$55.00 to \$100.00 to complete title transfer. The increase was approved unanimously. Our third party transfer fee will remain at \$500.00 per week transferred. This amount is a safeguard against bogus transfers.

RENTAL RATE INCREASE


Candice Leonard was brought in to comment on our rental rates. She stated that \$130 is the average hotel rate per night and our “condo” rate for a one bedroom is only \$90.00 per night. Dave stated that we were completely booked from the week prior to 4th of July all the way through current week. The idea was to raise the one bedroom by \$10.00 for owners and \$20.00 for non-owners. The two and three bedrooms would be an increase \$20.00 per night for owners and \$40.00 per night for non-owners. This would generate more income for our owners without making it overly expensive for our owners who rent. Dave made a motion to accept the rate increase on rentals, Gary made a second, motion passed unanimously.

Dave made some comments that he feels more comfortable with another board member (Holly) that is familiar with day to day operations. He also mentioned that Candice is also familiar with the daily duties. His prior worry was that if something happened to him then the board would not have this information that they needed to pick up and do the daily work. Dick suggested that we have a succession plan implemented. Dave will work on a succession plan during the next year.

The next Board Meeting will be after the Annual Homeowners Meeting on October 14th.

Motion to adjourn, made by Dick Brotherton and seconded by Gary Turner.

Respectfully submitted,


Richard Brotherton
Secretary