

**McCall Area Timeshare Association  
Board Meeting  
McCall, Idaho  
OCTOBER 11, 2013**

The McCall Area Timeshare Association Board of Directors' meeting was held at McCall Area Timeshares Office, in McCall, Idaho on October 12, 2013.

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

Dave Holland convened the meeting at 10:10 A.M.

The minutes from the August 1<sup>st</sup>, 2013 Board Meeting were reviewed. Travis made a motion to correct the Management contract period to one year and not five years as listed. Spencer seconded the motion. The minutes from August 1<sup>st</sup> were passed unanimously with the above change to be made.

Dave Holland asked for a motion to pass the 2014 Budget as discussed on phone conferences with each Board Member. Spencer Koonz made the motion which was seconded by Gary Turner. Motion passed unanimously.

Dave began to discuss the changes that he had been researching and the implementation processes.

First change was the removal of the 4 week prior notice to bank your week for in house exchange. We will be asking for as much notice as possible however, the owners will be able to bank right up to their week. This will be a change to make our resort more user friendly for all of our owners and create some good will. There was some discussion as to the feasibility however, the argument was made that most of our owners are fairly local and flexible. Gary made a motion to accept, Spencer seconded and change was approved.

The next change that was addressed was the two night minimum rental. There was some discussion as to why the change and what would be the impact on the office staff. The decision was that the change, to only one night, would generate more availability for people traveling to other places and only needing one night and passing on renting with us in lieu of other venues. Travis made the motion to accept and Gary seconded. This change was passed unanimously.

The third change was adding a 10% fee to be charged against the income given out to the owners or the management company prior to paying out funds on all rental income. This would cover the credit card fees, check cost for forwarding the rental fees to owners as well as the Executive Affiliates checks, etc. Validation included one resort up in Northern Idaho who collects 40% to rent units for owners. Dick made the motion to accept, Travis seconded. The change was approved by all.

The fourth change was giving our owners the ability to split their weeks. They would be able to use a few days, rent a few days, bank a few days so that they get the maximum use for their week, thus justifying the Annual Maintenance Fees. This would provide options for use that would appeal to different owners in different ways. The clarification was made that if they decide to rent all or part of their week and it does not rent they DO lose those days.

The fee to clean the unit during their first use for the year would be covered by the Annual Maintenance Fee and the next use would be a flat fee of \$60.00 for the cleaning and administration. Every additional use of their week would be an additional fee of \$60.00 per use. Dick made the motion to accept this change, Travis seconded, all Board Members approved.

Dave then started the discussion of sales and how the "additional Funds from the sales" would be handled as far as MATA monies that were not accounted for in the 2014 Budget. He was discussing that the "found money" could be funneled into the Money Market Account and will begin to build a reserve for MATA to use for repairs or unseen expenses.

Dave then directed the conversations to renovation of the units. He stated that the one and two bedroom units are not in as much need as the three bedroom units. They need deep cleaning of the furniture and painting. Some discussion was had regarding extending the hard floor into the high traffic areas. We are also in the process of adding fluorescent lights in the garages.

Dave gave quotes from three local companies, one of which was Mountain Girl Painting, with whom Dave was quite impressed with. There was another company referred by Columbia Paint but their bid was for minimal painting. The last one was Dearden Investments offered by Dave Holland. The quote from Mountain Girl was \$3025 per three bedroom unit. Dave agreed to match the bid and will farm out some of the painting to Mountain Girl for units that he cannot complete. Spencer made the motion to accept Dave and Dearden Investments to paint the three bedroom units, for the bid of \$3025, per unit with the option to give some of the additional work to Mountain Girl Painting. Dick seconded the motion. Special note – Dave and Travis did not vote due to the fact that they have some personal benefit from the painting contract. There was also a mention that one of the reasons for accepting Dave's bid is that payment can be suspended until such time that MATA can pay without problem and there would be no late fees incurred.

Dave opened the topic of Wi-Fi for our units. It was stated that it is imperative that we get up to date and offer Wi-Fi to our owners as this is now the standard for most places around the country and the world. Dave said he was hoping to announce that there was Wi-Fi in all the units at the Annual Homeowners Meeting but we are not quite there yet. We are trying to get approval from the AVCOA Board to add a small stick on our office building which would transmit a signal in order to offer basic bandwidth to our units. If, in the future, it gets too bogged down we can purchase a larger bandwidth and that would be a minimal monthly increase. The initial equipment purchase would be the largest expense. Dave is in the process of getting a quote for the whole setup from a company from Payette.

Dave then addressed the strategy for the future and an adoption of a new economic model that would benefit the owners of the Association with a common purpose for both MATA and EA. The details discussed are listed on the attached pages of the October 11<sup>th</sup> Meeting Agenda.

Dave continued addressing the new direction of MATA. He also stated that the change to item two on the last page of the detail was done to clarify the point and all members received a copy. Dick had a few questions on the details of the plan.

Dick made a motion to accept the new Agreement and Resolution as per the attached. Gary Turner seconded, Spencer gave a third and the motion was passed unanimously. Dave accepted the new agreement on behalf of the Executive Affiliate branch of the deal.

Meeting was adjourned until after the Annual Homeowners Meeting. Travis was unable to return to the continuation of the Board Meeting.

The continuation was called to order October 12<sup>th</sup> at 3:00PM.

All Board members were present except for Travis.

Dave had a few notes and items from the Annual Homeowners Meeting. The noted items are things that need fixing, i.e. Axes need sharpening, Sofa sleeper in D-7 needs replaced, dishwasher for B-12, remove the loft cushions from the ladder lofts, BBQ for F-49. There was also the step into the office needs a step. One item that needs to be looked at is the coffee tables that need repair or replacement. In the Aspens, the front entryway leading to the units are in the process of being redesigned and cleaned up. Dave continued to say that we have been installing new florescent lighting in all of the garages. We are also in the process of reworking the garage walls to repair sheetrock and prevent damage from the firewood being stacked against the walls.

With regard to the Audit and the fixed assets and their depreciation values, Dave will address the depth and detail that our owners are asking for at the meeting, with the auditors and Rick Lamm at a future date.

Spencer stated that some of the little things may be important but the larger portion of our need is to get MATA back into the black and functioning within budget. He also went on to discuss some of our social media sites and the impact it could have for our owners and the "free Advertisement" that would benefit MATA. Dave suggested a hit counter on our sites.

Dave informed the Board that some income from Sales of MATA units will be diverted to the Money Market Account to build a reserve for future expenses.

Dave will make the arrangements for the next meeting for April 14, 2014 at 10:00AM in Boise.

Dave made the motion to adjourn the meeting. Dick seconded, all in favor, and meeting adjourned.

Respectfully submitted,

*Gary M. Turner*

Richard Brotherton  
Secretary  
MATA Board of Directors

*Secretary Protem for  
Richard Brotherton*

**McCall Area Timeshare Association**

**October 11<sup>th</sup>, 2013**

**Board Meeting Agenda**

**Welcome**

**Call to Order: Time and Place**

**Approval of Minutes**

**Ratification of 2014 Annual Budget**

**2014 Proposed Policy Changes**

- 4 week requirement for banking ---- Remove
- 2 night rental requirement ---- Remove
- 10% charge for rental of units ---- Institute
- Split Week option ---- Institute \$60.00 service fee after first visit

**Benefits Include: Better Employment, less cleaning time, less**

**Wear and tear on condo unit, additional income for MATA**

**Discussion regarding Renovation of Units:**

**Furnishings etc., etc., etc.**

**Painting of 3 Bedroom Condo's**

- Bid #1 --- Bar Painting \$3,265.00
- Bid #2 --- Mountaingirl Painting Company \$3,025.00
- Bid #3 --- Dearden Investments L.C. \$\$\$

**WIFI : Dean Berryman**

*Broadcasting Stick*

Discussion regarding future vision of MATA. Adoption of Economic Model that will benefit the owners of the Association with a common purpose for both MATA and E.A.

Currently MATA owns:	One Bedroom weeks	<u>21</u>	
	Two Bedroom weeks	<u>24</u>	
	Three Bedroom weeks	<u>13</u>	
	Total		58

Currently E.A. Owns:	One Bedroom weeks	<u>185</u>	124
	Two Bedroom weeks	<u>145</u>	145
	Three Bedroom weeks	<u>60</u>	60
	Total		380

13  
242

Results of Meeting with Rick Lamm – If MATA was comprised of only 2 and 3 Bedroom units @ sold out, 2014 M.F. would drop by \$77.00

Outstanding Balance of E.A. past Bulk purchase agreement:	\$ 6,600.00
Bulk Purchase of one bedroom weeks	<u>8,400.00</u>
Total Proposed Buyout	<u>\$15,000.00</u>

Strategy: Entice the one bedroom owners to upgrade to two and three bedroom units, leaving the one bedroom units owned by E.A. –

Agreement and Resolution

E.A. to purchase all MATA owned one bedroom weeks in bulk sale (Global settlement). (Includes other weeks that may have been deeded in the past that may not have been accounted for over the years).

*AS LONG AS E.A. IS WILLING TO PURCHASE ALL TYPES OF WEEKS / one bedroom*  
E.A. to have exclusive rights to purchase all future (Past 1/1/2014) one bedroom weeks from MATA @ \$400.00 per week. *E.A. will have title*

E.A.'s prior purchase of weeks are included in this Agreement and Resolution. Any outstanding balance is satisfied in this purchase.

This purchase date will be effective 1/1/2014

E.A. to provide full funding within one week of purchase date.

Sale will include all MATA owned one bedroom weeks or will own thru 12/31/2013.

Any one bedroom weeks in process, as of 12/31/2013 or prior, of Foreclosure or Pending Foreclosure, or Bankruptcy will be considered as part of this agreement and will be deeded over when Mata can provide clear title.

Weeks sold, that are owned by MATA (excluding one bedroom weeks). MATA and E.A. will share in all proceeds equally, including closing costs. Payment to E.A. for administration of sale will be considered and accounted for as additional administrative cost to MATA, i.e. management fees, above and beyond the management contract responsibilities.

Other: *Bikes, Kayaks, MATA, E.A.*

Notes: *4 wheelers etc. Mileage cks to Board members*

*Sales \$ into MATA Account*