

McCall Area Timeshare Association
Board Meeting
McCall, Idaho
October 13, 2012

The McCall Area Timeshare Association Board of Directors' meeting was held at Shore Lodge in McCall, Idaho on October 13, 2012 at 2:00PM.

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

Board President Travis Leonard convened the meeting at 2:00 PM.

The minutes from the July 23rd Teleconference Board Meeting were reviewed. Gary Turner made a motion to approve the minutes. Spencer Koonz seconded and the Board carried the motion unanimously.

Travis addressed the renewal of the Management Agreement between Executive Affiliates and McCall Area Timeshare Association. Spencer made a motion to renew the contract and Gary Turner seconded and the board passed the motion unanimously. Travis thanked the board for their vote of confidence.

Travis then brought up the heat pump issue that had been address last year. Travis had met with A-1 Heating to discuss the heat pumps that would tentatively reduce our heating expense and phase out the baseboard heaters. The added benefit of air conditioning would also be a possibility. The bid that was discussed for the three bedroom units came in at approximately \$6300 and the two bedroom units came in at approximately \$4000 to install the heating system, which includes a five year part and labor warrantee. The original thought was that each unit would have cost approximately \$2000. The increase of the estimated cost apparently is driven by the need of a "two headed" unit. Dave initiated the approach of possible only installing the "one headed" units and suggested Travis revisit with A-1 to discuss. The difference has caused some discussion on how long it would take to recoup the expense of installation. It was also discussed as to the cost effectiveness of installing these units. Spencer addressed the total cost of all the units.

Travis suggested that the Managers Residence and the Office be "test units" since they are occupied on a consistent basis all year long. Dave was pursuing the test unit approach so the expense can be addressed at a later date with a year comparison. The future cost of renovation will need to incorporate the heat units in a slow process rather than enforce a special assessment. It was suggested that K-53 be the other test unit rather than the Office.

Travis stated that the year end cash flow does not allow for the immediate implementation and installation of the heat pumps but that the cash flow will increase after the billings are sent out with the Annual Meeting Minutes. Gary made a motion to install the "test unit" heat pumps in the Mangers Unit and K-53. Dick seconded and the board passed unanimously.

The proposition of installing Wi-Fi in all of the units was discussed however it is still considered cost prohibitive. It was proposed that the renovation of the three bedroom units be put on hold in lieu of Wi-Fi but the Board agreed that the three bedroom renovations should come first. The discussion of having a special assessment to cover both the Wi-Fi and the heat pumps was carried out but the issue was tabled for a later conversation due to the fact that we recently had a special assessment for the rebuild of the Jacuzzi Buildings.

The discussion continued to the need to get someone to sell the units so the revenue could be increased to cover the issue of short cash flow and renovation funds being low. Spencer was asking if we can find someone prior to the next board meeting. Travis suggested that we discuss this with Verna Allen Vanis since we have a history and are familiar with her and she has a Real Estate License.

As a side discussion it was noted that the office is now an upbeat place that may be assisting with the copacetic approach to sales.

The final discussion was the schedule for the April Meeting. All of the Board agreed on Boise as the location. The actual date will be determined at a later date.

Dave made a motion to end the meeting. Spencer seconded the motion and the board agreed.

The meeting was adjourned at 2:50PM

Respectfully submitted,


Richard Brotherton
Secretary