

McCall Area Timeshare Association
Board Meeting
October 19, 1996

The Meeting was called to order by Dave Holland at 11:40 a.m. in the Sports Club at McCall, Idaho.

Board members present were Dave Holland, Bill Geisler, Sandford Koonz, Dick Brotherton and Peggy Whitman.

The minutes of the August 20th phone conference meeting were read. Dick Brotherton moved the minutes be approved as read. Sandford Koonz seconded the motion - all approved.

The annual meeting was discussed with the consensus being that it was a very positive meeting with good participation from those in attendance.

Bill Geisler suggested that the board request a written report from Roy Sale to be presented at the annual meeting of the Aspen Homeowners Association Board meeting. The M.A.T.A. board agreed.

Dick Brotherton moved that game tables with four chairs be purchased and that dishes and flatware for 10 people be added to 3 bedroom units in 1997. Sandy Koonz seconded the motion; motion passed unanimously.

Dishes in all units were discussed. Dave reported they were being replaced with heavier dishes as breakage occurred.

The Board requested Dave to check and take care of the closet doors that are hard to open.

The Board unanimously agreed to stock the office with a few extra large cooking pans that can be checked out by homeowners.

The Board suggested Dave purchase Torchaire lamps for the 3 bedroom units in 1997 to see if it will provide enough additional light.

Dave reported the labor cost of installing the ceiling fans by the electrician was \$2,000.

Peggy Whitman moved that the secretary be authorized to sign a management contract with DH & Associates with the same terms and conditions as in 1996 for the calendar year 1997. Motion seconded by Sandy Koonz; motion passed unanimously.

Dave thanked the board for their support and confidence.

The board reviewed the budget comparison through September 30, 1996.

Pg. 2 - McCall Area Timeshare Association

Tentative plans for the 1997 Board meetings were set:

April 30 - Pendleton, Or
July 15, 16, & 17 - Walla Walla, Wn
August 13 - 7:00 p.m. - phone conference
October 18 - Annual Meeting

Dick Brotherton moved to adjourn at 12:45 p.m.

Respectfully submitted,



Peggy Whitman
Secretary

Minutes
McCall Area Timeshare Association
Annual Homeowners Meeting
October 19, 1996

The meeting was called to order at 9:00 a.m. by Dave Holland, President at the Sports Club in McCall, Idaho. Dave welcomed the Homeowners in attendance, and introduced the Board of Directors, Bill Geisler, Sandford Koonz, Dick Brotherton and Peggy Whitman.

Dave thanked Lavina Geisler for her help in establishing the current cleaning procedure which is still in use. Dave also complimented Bill and Lavina for the good job they did in keeping the project successfully on track in the earlier years.

The total homeowners in attendance was 31. A total of 304 weeks of proxies were mailed to the office prior to the meeting.

Robert Romanko moved to dispense with the reading of the 1995 minutes due to the fact that they had been mailed to the homeowners previously. Motion was seconded by Patty Hukari, motion passed.

Dave Holland reported on the special assessment monies. He explained the problems discovered by the engineering firm Toothman & Orton. After their study it was discovered that more work than was first anticipated would be necessary. The plan is to make ground level drainage areas landscaped away from the buildings to drain water to the road. The engineering firm also hopes to work with the City of McCall to move the water out of the Aspen Village area.

Three buildings roofs (D, S & T) are now completely replaced with cold roofs.

The assessment monies have been put into place for five projects: roads, roofs, Sports Club, locker building and a maintenance shed. These are prioritized for work as assessment money is received.

There are 126 condos completed (115 units are sold) in the Aspen Village complex 158 condos are on the total master plan. Twenty-nine of these are in timeshare, plus one as an office unit and one unit as the manager's home. There are 50 condos in The Aspens with 9 being timeshare.

Mr. Roy Sale is a member of The Aspen Homeowners Association representing M.A.T.A.

Dave reported that all of the 1 bedroom units have had clay tile put at the door entrance where the ladders are pulled out because the ladders were wearing out the carpet. Ceiling fans have been installed in all of the 2 bedroom units and new chandeliers have been installed over the dining tables in the 3 bedroom units.

Questions asked by the members in attendance were:

Question: What type of drainage tile, or other will be used to repair the water problem?

Answer: Dave reported the drain tiles will be open and landscaped.

Question: Who controls the railroad right-of-way?

Answer: John Carey, a developer who owns the Depot, railroad house, the McCall hotel, and other property connecting to the Legacy Park. Mr. Carey has a master plan to upgrade the downtown McCall area and has submitted this plan to the McCall P & Z committee.

Dave also reported that the City of McCall is urging Ameri-Gas to relocate because the original master plan for the Aspen Village shows that property in the quad was slated for completion as condos.

Question: Will the Aspens be affected by drainage from the Aspen Village?

Answer: No, they will not.

Question: Are timeshare owners charged an extra charge for Sports Club use?

Answer: No, it is included in the annual maintenance fee.

Question: Is the Sports Club open to the public?

Answer: Yes. They are charged an initiation membership fee, plus monthly dues.

Dave explained that in the past, maintenance and management of the Sports Club was neglected due to the bankruptcy of the Anderson Corporation. The Sports Club has since become the property of the Aspen Village Condominium Owners Association. A new system of billing and collections has been put into place and repairs and improvements of the building are on-going.

Question: Does The Aspen Condominium Association across the street also have ownership in the Sports Club.

Answer: No, it belongs to the Aspen Village Condominium Owners Association.

Question: Do you have water aerobics?

Answer: Yes, Monday, Wednesday and Friday as one of our planned activities. We also have high and low impact aerobic classes.

Question: Have blinds been installed in the high windows in the 2 bedroom units?

Answer: Yes.

Question: Would it be possible to have more chairs, dishes and larger cooking utensils in the 3 bedroom units?

Answer: The question will be addressed at the Board of Directors meeting.

Question: How are the timeshare owners accommodated when units are being repaired?

Answer: To date, we have been able to relocate owners in comparable units in the resort. M.A.T.A. also has insurance to cover rental expense if necessary.

Question: Shouldn't owners pay for breakage?

Answer: Minor items are covered in the maintenance fee. Major breakage is billed to the owner or occupant.

Question: Is it necessary to carry personal liability insurance?

Answer: No. M.A.T.A. carries insurance for personal liability for timeshare owners while occupying a unit.

Question: Is it possible to have a coffee bar in the Sports Club?

Answer: It will be discussed at the next Sport Club Board meeting.

Dave reported that the Tuesday morning "Get Acquainted" informational meeting has been very well attended and received.

An owner reported a problem with the closet door in Asp 12. Dave will check all the units out regarding the closet doors binding on the carpet.

Dave declared a 10 minute break.

Meeting resumed with Dave reporting that VCR's have been installed in units 110 - 115. The remainder of the units will be installed with VCR's in 1997.

Dave also, stressed that owners are not to attempt to make repairs in the units or contract with anyone to make repairs. There is a competent maintenance staff to undertake any necessary repairs. The reason discussed was the dangers of electrocution or serious injury with owners doing repairs, as well as the liability problem it poses.

A Beauty salon is a new addition to the Sports Club leased to the owner under a triple net lease, therefore acquiring additional revenue for the Sports Club.

Dick Brotherton read the By-Laws on nomination procedure and the nominating committee's letter recommending Bill Geisler, Dave Holland and Sandford Koonz for two year terms on the M.A.T.A. Board of Directors.

Joe Morton moved to accept nomination of the candidates, Betty Tuttle seconded. Motion passed unanimously.

Dave reported that Peggy and Ray Heady have been a great asset as additions to the staff of M.A.T.A.


Rick Lamm, C.P.A. for M.A.T.A presented and discussed the 1997 budget.

Discussion was held regarding the resale of foreclosed units. Dave explained the long process in foreclosing on units who are delinquent in annual fees. When the legal process is completed, a notice is mailed to all of the timeshare owners as to the availability of the units either at a Sheriff's sale or for the units that become the property of M.A.T.A after the Sheriff's sale.

RCI and II exchanges were discussed by the owners.

Dick Brotherton moved to adjourn the meeting at 11:15, seconded by Richard Perkins.

Respectfully submitted,


Peggy Whitman
Secretary