MCCALL AREA TIMESHARE ASSOCIATION
BOARD MEETING
OCTOBER 21, 1995

Luncheon meeting called to order at 1:15 p.m. at The Shore Lodge, McCall, Idaho.

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

The reading of the September 27, 1995 conference phone call meeting were dispensed with, to be read at the next meeting.

Annual Meeting was discussed and board members feel it went well. The attendance was up and owners seemed pleased with holding meeting at The Sports Club.

Bill Geisler made a motion the secretary be authorized to sign a management contract with DH & Associates with the same terms and conditions as in 1995 for the calendar year 1996. Seconded by Dick, motion passed.

Board meeting dates are tentatively set for April 17 & 18, July 23-25 both in Walla Walla & a phone conference meeting September 14. The Annual Meeting will be held on October 19, 1996.

A letter from Mrs. Hawkins of Coos Bay, Oregon was discussed protesting the Book of Mormon being in the units, Dave volunteered to remove them, board unanimously agreed. Dick Brotherton will contact Mrs. Hawkins with this decision.

The board discussed an owners request for more color in units especially the wall hangings in the one and two bedroom units. Board members are to do some looking and bring ideas to the next meeting.

Dave read MATA's standing in several areas from RCI September 1995 statistics report. We are above average in nearly every area and compare very favorably with the national average.

Meeting adjourned at 2:40 p.m.

Respectfully Submitted,

Peggy Whitman

MCCALL AREA TIMESHARE ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
OCTOBER 21, 1995

Meeting called to order at 9:10 a.m. by Dave Holland at The Sports Club in McCall, Idaho. Dave welcomed all the Homeowner's.

Minutes of the 1994 Annual Meeting were read by Peggy Whitman, Larry Sale made a motion the minutes be approved with the correction that the Aspen Village Homeowners Association charge more for maintenance fees instead of MATA as recorded in minutes. Glenn Romig seconded. Motion passed.

Dave introduced Peggy Heady as a new addition to the office staff.

Dave gave a report on The Aspen Village roof tile damage and road asphalt. He showed a piece of asphalt picked up from the road, it is only about half as thick in places as it should be. Dave presented a short video on some of the extensive roof damage from the heavy snows. A special assessment has been passed by The Aspen Village Homeowner's Association that equates to $20.00 for each timeshare week for the next 3 to 5 years to replace the rest of the roofs and repair the roads. All the tile is to be replaced with a cold roof application. In 1985 The Aspen Village Homeowner's Association sued the developer, Sundance Construction, for roof damage. The Association received a total settlement of $360.000.00. Legal fees were approximately $100,000.00. With the remaining $260,000.00 the association installed new roofs on the E, K, Y, and M buildings and chimney crickets were added on all the remaining roofs.

A question was asked if money was set aside in the Aspen Village in 1988 for maintenance fees when the special assessment was levied across the street on The Aspen's Homeowner's Association (the assessment at that time was only on units in Aspens). The Aspen Village Homeowners Association voted against a special assessment at that time and elected to repair damage by using tile removed from E,K,Y, & M buildings. In 1988 there were only 72 completed units in the Aspen Village. The owners were hoping that development would take place in The Aspen Village, thus spreading the cost over more condos. Luckily, this has been the case. There are now 112 billable condos in The Aspen Village who will share the cost of the roofs and road improvements. A question was asked of what the approximate cost has been yearly for repairs to tile roofs. Dave estimated $3,000.00 for labor except for 1995 which was approximately $6,000.00. A question on the projected time table for roof replacement - it is 3 to 5 years.

The dips in roadways were mentioned and Dave explained signs posting speed limits were not effective and with snow removal speed bumps are damaged. The insurance company required a method to physically slow down vehicles. The new roads connecting the two new buildings to side roads should help alleviate this problem, opening up more ways to access The Sports Club.

Questions were asked on MATA's relationship with The Aspen Village Homeowner's Association. Dave explained he is the property manager for the Aspen Village and as president of McCall Area Timeshare Association represents the 31 timeshare units in the Aspen Village and the nine timeshare units in The Aspens. The nine units in The Aspens share with the other 49 units in their reserve.

Dave introduced Rick Lamm, CPA to report on the audit prepared by Leavitt, Christensen & Co. CPA's for the McCall Area Timeshare Association. He explained the various statements and items in detail. He noted the $29,172.00 fund balance deficit, some of this is due to units sold years ago that have not paid their assessments. He turned the explanation over to Dave on progress to foreclose legally on 22 units. Every effort has been expended to contact owners through the years with no results. A judge has now signed the papers that, after advertising, these units can be legally resold. The sale of these should clear this deficit. Rick complimented Dave and Kiersten on their conscientious efforts in management and keeping maintenance fees down.

A request was made for an additional column on next years Budget to Actual report showing current year-to-date expenditures in 1996.

A question was asked if a monthly report on MATA expenses was available. This may be obtained in the office upon request. In fact, all accounting information may be accessed by any owner. Please call and make an appointment with Rick Lamm, CPA (208)634-2351.

Dave reported dead bolts have been installed on all the doors, this has caused some problems in The Aspens when owners have left dead bolts locked and gone out through electric garages. Dave requested owner's not to lock dead bolts when checking out.

Dave reported the difficulty in obtaining firewood. He received some bids as high as $400.00 a cord compared to $65.00 cut, split and stacked in prior years. He has some being delivered now for $90.00 a cord. He has a logging truck of logs ordered for $800.00 which is approximately 12 to 16 cords. These logs will need to be cut and put into garages.

A question was asked, should the firewood be purchased individually by owners who want it since the summer people don't need it? Dave replied that the summer owners enjoy the pools and tennis courts, thus leveling out cost of amenities and benefits for summer and winter owners.

A question was asked about the Sports Club swimming pool. Dave responded that the Sports Club was short of funds and under poor management in previous years and collection of membership fees for non owners during the 80's was lacking. Dave was put in as manager of The Sports Club in 1993, loaning them $10,000.00 of his personal funds to clear up past due debts. Payroll taxes were delinquent by $7.500.00. In the past 2 years memberships have increased. An effective billing system for collection of fees is now in place. There has also been much accomplished in the building. Humidity has been lowered with a more effective heating and ventilating system. We also have new weight room equipment. Although much has been accomplished, Dave explained that we still have alot of room for improvement. The next area to be tackled is the men's locker room and showers.

Dave discussed the policy for owners renting additional time. The prices established several years ago are still in effect and are for the owners benefit, they are:

$55.00 a night for a one bedroom
65.00 a night for a two bedroom
75.00 a night for a three bedroom

These prices are for the owners and not for friends. The unit must be occupied by the owner. He asked for the cooperation of the owners to not abuse this privilege. If an owner places their time with a rental agency, please note this on the brown card. Local area costs for three bedrooms average $165.00 a night. Owners will be assessed for any damage to the unit if they rent their week personally. An owner cannot request the association to rent his unit and bank it simultaneously. A decision must be made <u>prior</u> to the week if it is to be rented or banked for later usage.

A question was asked about fans in the 2 bedroom units. Dave reported the fans are purchased, but there is a problem in installing them attractively.

Dave mentioned that the Shaver's Mall had their grand opening. J.R. Simplot, the developer spoke. The golf course now has 27 holes. McCall area real estate values have dropped some but seems to have leveled out. He recommended a drive out to Ponderosa Park to see the beautiful fall foliage.

A question was asked if home owners would be notified first regarding any sale of units which are being foreclosed. Owners will be notified by mail of a date to place their bid.

A question was asked if monies from these foreclosure sales would be used to offset yearly maintenance fees. The board had made a decision that these monies are to be used to offset the fund balance deficit. The money to be received from the sale of the units now is used to cure the money deficit that should have been collected in prior years from past maintenance fee assessments.

A question was asked for an idea of what these units might sell for. Dave explained they may vary according to week and size. A minimum of $1,500.00 was discussed.

A short recess was taken.

Dave turned the meeting over to Bill Geisler for election of 2 people to serve on Board of Trustees for a two year term. Bill read the MATA By-laws pertaining to election of homeowners to the board and the nominating committee's report of Roy Sale, Dick Brotherton, and Peggy Whitman. A letter of introduction from each was read. Voting was conducted by sleeper votes. The results were: Roy Sale 64, Richard Brotherton 151, and Peggy Whitman 154. The 327 proxy votes that were given to the board were not voted. Sixty-eight owners were in attendance.

Meeting was adjourned at 12:10 p.m.

Respectfully Submitted,

Peggy Whitman

Peggy Whitman

NOMINATING COMMITTEE'S REPORT

August 30, 1995

TO: McCall Area Timeshare Association

SUBJECT: Recommendations of nominees to fill two positions on the Board of Trustees. Election of members to be held October 21, 1995.

The following owners/nominees have been contacted by the committee and have consented to serve, if elected, for the following terms:

Peggy Whitman	Boise, Idaho	Two Years
Richard Brotherton	Payette, Idaho	Two Years
Roy Sale	Boise, Idaho	Two Years

The committee unanimously recommends and nominates the above owners for the terms indicated to serve as Trustees of the McCall Area Timeshare Association.

Respectfully Submitted
Michael R. Anderson
Beatrice Sellers
Patty Hukari

June 11, 1992
Dear Timeshare Owner:
According to the MATA Bylaws:

> "At least thirty (30) days prior to the annual meeting of the Association, the Board of Trustees shall elect for the Owners, a nominating committee of not less than three (3) members, none of whom shall be members of the then Board of Trustees. The nominating committee shall recommend to the Association at least one (1) nominee for each position on the Board of Trustees to be filled at the particular annual meeting. Nominations for positions on the Board of Trustees may also be made by petition filed with the Secretary of the Association at least seven (7) days prior to the annual meeting of the Association, which petition shall be signed by ten (10) or more Owners and signed by the nominee named therein indicating his willingness to serve as a member of the Board of Trustees, if elected."

The Owners listed on the above Report will be presented at the upcoming Homeowners Meeting as nominees to fill the open positions on the M.A.T.A. Board of Trustees. Additional nominees may be added by filing a petition in the manner indicated above. Please mail petitions to: Secretary, McCall Area Timeshare Association, P.O. Box 1767, McCall, Idaho 83638.

Thank You,
McCall Area Timeshare Association
Board of Trustees

My name is Peggy Whitman, I live in Boise, Idaho. A resident of Idaho since 1956. Have worked in a bank, several years as a secretary, and retiring after eighteen years as a bookkeeper for an accounting firm.

I have been associated with MATA since 1980 with my first purchase of timeshares, have continued to buy and now own six weeks, all at McCall.

I exchange some of those weeks nearly every year, both in the states and abroad. McCall is a beautiful area, I have never experienced any difficulty in exchanging. I have always been interested in the cost of other resorts, both of purchase price and maintenance fees and feel MATA compares very favorably.

Being a member of the board since 1991, I feel a grave responsibility to carefully consider all the aspects of the resort and the owners wishes. Have enjoyed working with the other members of the board and know much has been accomplished and look forward to a bright future for MATA.

Thank you for consideration of your vote.

Sincerely

Peggy Whitman
6886 Cascade Dr.
Boise, ID