

**Treehouse Village
Board of Directors Meeting
Johnson Creek, WI
Dec 14, 2013 AM Meeting**

Present:, Jack Malin, Art Iverson, Eric Lucht, David Clark, George Hunter and Dave Sheets.

Absent: Jim Koch

The meeting was **Called to Order** at 11:10 am by Art.

A motion to approve the **Minutes** from the Oct 18th Board Meeting was made by Jack. 2nd by George. Approved unanimously.

Art asked for a **Treasurer's Report**. David Clark stated he had the new credit cards and would forward to the respective person. Nothing else to report.

Old Business: None

New Business: The snow plowing situation was discussed. OSO will not be plowing the road to THV from Eagle Waters Road...past Katie's Kottage and #200...to the THV entrance. OSO will plow from LFR&C up to the Fitness Center. Sharon has the Board's approval to instruct our snow plowing contractor to plow from where OSO stops plowing up to and into the THV drive/parking areas.

The next topic was the requirement from OSO for THV to pay 1/3 of the costs associated to the ADA Lift at the swimming pool and hot tub (2 at ~\$8,000). Dave S made a motion to have Art seek an alternative to the \$2700 required by OSO. He will make a phone call on Monday/Tuesday in order to negotiate a more reasonable settlement. George 2nd. Passed unanimously.

Sharon Casey was added to the meeting via tele-conference. She was asked several questions about Jeremiah, the new maintenance man. He has 'volunteered' to clean any open unit, prior to the normal change-over timeframe. He has experience with electrical, plumbing and construction. He has already worked on several toilets (flapper valve and/or chain replacement). The board discussed the 'cleaning' suggestion and it was decided Jeremiah would be given the opportunity to clean the units. Sharon will make a spot check to determine if this is advantageous. It was suggested a 'probation period' until the spring shut-down, be used to see how this works for all parties concerned.

Betsy has requested that we re-align the budget to allocate payroll for the new full-time maintenance man. After reviewing the present budget and discussing the hours for Jeremiah, the budget will remain the same. The areas that would require monies being moved from, will still be used (interior-painting/staining of decks/etc).

George has updated the "Rules and Regulations for Flex Periods"...Section H of Condo Docs. The board discussed the changes and George made a motion to adopt the changes. Eric 2nd. Passed unanimously. Sharon will be given a copy to use as a guide and to forward to any owners that may request a copy.

The 'bonus time' nightly rate was also brought up. Several figures were calculated and a fee of \$90/night was agreed upon.

With no further business, George made a motion to **Adjourn** at 12:26pm. Dave S 2nd Passed unanimously.