

Treehouse Village Resort Association, Inc.

Board of Director's Meeting a Tele Conference Call
Monday, July 18, 2016

Present: George Hunter, Sue Bednar, Annie Koleske, Jim Chesmore, Terry Bomkamp, Dennis McEvoy,
Dave Clark, Jenni Chamberlain-Resort Mgr.

Call to order at 7:03pm. by George

Approve Minutes from Past Meeting:

Approved April 2016, motion Sue, Jim 2nd. carried

Treasurers Report:

The Treasurer reviewed the financial statements from the 2nd quarter ended 6-30-16.

"He stated his concern about the ongoing finances of THV because of the increasing percentage of maintenance fee delinquencies, and the resorts struggles to convert vacant weeks into rental income."

Treasurers report approved, motion Jim, Susan 2nd carried

Management Report:

Information reported to board in May and June 2016 during Teleconference updates:

- The tax assessor was contacted regarding current property tax rates. No changes are expected per taxing authority.
- ATV use on roadways in Township is now allowed for a trial period of two years. This should help encourage tourism and rentals.
- A notification sheet is being sent with reservation reminder cards regarding the regulation change that no longer allows salt and pepper shakers or ice to be in units at arrival for owner/guest usage.
- Rentals are being promoted on Craigslist and Eagle River Chamber of Commerce. A spreadsheet has been developed for tracking purposes.
- Property Update
 - Deck repair 210 and 204. Staining completed on 210, in process for 204.
 - Tree trimming by units 201 – 204 completed prior to the storm on May 10th.
 - Dishwasher replaced in unit 201
 - Oars and paddles were placed in the units
 - The beach at Lake Forest has been upgraded
 - Stencils were put on the docks by the golf course to clarify which docks are for use by Treehouse Village owners/guests

Information reported on July 18, 2016

- Maintenance
 - 204 Staining will be completed in August.
 - A binder in being developed to track maintenance issues for each unit.
- Housekeeping
 - Good reviews, minimal complaints
 - We have good summer staffing
- Collection
 - Collections are ongoing.
 - Requests for hardship consideration require supporting documentation.
 - Request to take back week 23 unit 202 due to passing of Robert Jensen and poor health of Mary Jensen by relatives. Letter was submitted and reviewed by the board. Motion to take back week with payment of transfer fees. 1st by Jim Chesmore, 2nd by Sue Bednar. Motion passed.
- On line booking information is now available on our website.

Old Business

- Lien/Foreclosures Status: not being filed, more research and work to be done including research of current regulations.
- Flextime policy review: updated this year and is on the new form. The board can change this policy per condo documents. Will continue to discuss to find better solutions for owners.
- Policy Manual review is continuing to be a work in progress.

New Business:

- First meeting with Lake Forest Board members completed July 16th with positive feedback from Terry and Jim. Future meeting in September being planned to discuss ways to create win/wins for our associations.
- Insurance Update-In process, Jim to follow up

Committee Assignments and Reports

- Communications-(New Committee) Dave-Chair/George/Jenni: Constant Contact going to be used for owner updates, Terry offered to assist.
- Personnel and Policy: Jenni to review of copies on file, job descriptions being reviewed and rewritten for all staff. In process.
- Liaison with LFR- Terry/Jim/George-Terry and Jim will continue with face to face discussions with LFR. Rec Center agreement with LFR and OSO still open for discussion.
- Insurance- Jim working on some other options will report back in July.
- Cost Controls Proposals/Revenue- continue to research.

Future Meeting Dates:

October 14th-15th Budget Meeting at Eagle River
December Annual Meeting Dec. 10th Olympia

Adjourned 8:49PM-Sue motions, Jim 2nd, passed