

## **Treehouse Village Resort Association, Inc.**

Board of Director's Meeting at Treehouse Village

Saturday, April 16, 2016

Present: George Hunter, Sue Bednar, Annie Koleske, Jim Chesmore, Terry Bomkamp Marcy Chuckel-Resort Mgr.,  
New Resort Mgr. Jenni Chamberlain Dave Clark on conference call,

Not Present: Dennis McEvoy

Call to order at 10:04 am. by George

### **Introduction of New Resort Manager – Jenni Chamberlain**

Inspection of Units Tour- April 15, 2016 Includes Direct TV with Roger Weber

### **Approve Minutes from Past Meetings:**

- October 30-31, 2015 Sue motion, Jim 2<sup>nd</sup> passed,
- December 12, 2015 AM Sue motion, Annie 2nds, motion passed,
- December 12, 2015 PM meeting, Jim motions, Sue 2nds, passed,
- Annual Meeting for December 2015, draft, approved but waiting on Jim motions, Sue 2nds passed,
- February 15, 2016 Anne motions, Jim 2nds, passed

### **Treasurers Report:**

- A/R List – As of April 15<sup>th</sup> -Total Potential Maintenance Fees collected 81%. Difference is related to doubtful collections and 19 weeks that Treehouse owes.
- Some of reserve expenses being postponed to Fall of 2016.
- Must continue to be aggressive with promoting rental programs.
- 1<sup>st</sup> Qtr. Results are not completed by accounting firm. Will update in future board meetings.
- Motion Sue, Jim 2nds, passed

### **Management Report:**

- Maintenance - Jer is head, Fred assists. Jer in working on major projects.
- Housekeeping – Dawn is head. Mia is stepping down
- Collections - Annie/Sue assisting in A/R's liens filed and certified. Certified letters, non-judicial foreclosures paper work in place, will wait to move forward. Sue motioned, Annie 2<sup>nd</sup>, passed

### **Old Business**

- Lien/Foreclosures Status: progress being made.
- 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:**

- Reserve Fund Plans
  - \$3500 Internet- spent
  - \$1000 painted 2<sup>nd</sup> bedroom, spent
  - \$2500 for flooring in kitchens, lower bath, in process
  - \$7200- decking repair in process
  - \$150 box spring in 1 unit spent.
  - Siding, thresh holds estimated cost needed.
  - \$5000 for tree work, ½ of the project to be requested and completed.
  - \$1250 gutter projects on hold.
  - \$2200 exterior staining, postponed
  - Mirrors are being replaced at \$20 each in bathrooms
  - \$1800 TV's lower level on hold

- Mgt. Report Letters:
  - Owner can rent for \$675 vs maint. fee \$695.
  - Hardship case- 3 years of maint. fee policy remains in place.

## **RECESSED FOR A CLOSED MEETING WITHOUT MGRS**

### **Committee Assignments and Reports**

- Communications-(New Committee) Dave-Chair/George/Jenni: Constant Contact going to be used for owner updates.
- Personnel and Policy: Jenni is new resort mgr, review of copies on file, job descriptions being reviewed and rewritten for all staff.
- Liaison with LFR- Terry/Jim/George-Terry and Jim will participate with face to face discussions if LFR agrees. 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:**

July 18<sup>th</sup> Conference Call for Board Meeting  
October 14<sup>th</sup>-15<sup>th</sup> Budget Meeting at Eagle River  
December Annual Meeting 10<sup>th</sup> Olympia

Adjourned-Terry motions, Jim 2<sup>nd</sup>, passed