

Treehouse Village Resort Association, Inc.

Annual Meeting at Olympia Resort, Oconomowoc, WI
Saturday, December 12, 2015

Present: Board Members: George Hunter, Terry Bomkamp, Jim Chesemore, Dennis McEvoy,
Sue Bednar, Annie Koleske and Resort Manager: Marcy Chuckel

Call to order 2:00 pm by George

Intro of board, and those in attendance

Approve Minutes from 2014 Owners Meeting, Jim Robertson, Curt Knapp. Motion approved

Treasures Report: (YTD-Dave Clark)

- A/R's continue to climb
- Owners sometimes quit paying or weeks are sold to scam companies, costing approximately \$80 per week of annual maintenance fees to the rest of the owners
- New owners and improved rentals are needed; this will help with our cash flow.
- OSO, Lake Forest Resort & Club and Treehouse Village agreements not final which includes use of Fitness Center
- Must market for rent and/or resale of the 19 resort weeks THV owned.
- The board is moving ahead on foreclosure of non-paying owners with a new less expensive and faster turn-around time in 2016.

Motion to Accept: 1st by Nate Clark, 2nd by Terry Behlke. Motion approved

Discussion of Treasurer's Report: 4 association owned weeks are fixed, 15 weeks are flex, trying to rent these weeks, special rate, or trade, special deals with current inventory to owners, Requesting a list of weeks, can call office, several examples cited by George, but call for more information, cash flow, the more owners who stop paying, the more owners will pay, looking at non-judicial course of action to get those weeks back, \$400 per account.

Manager's Report: (Marcy)

Intro of Marcy: Works PT, retired mgr. from LFRC, vast experience with resorts and local community. Marcy started with THV in early 2015 and managed THV briefly in 2012.

Accomplishments:

- Changed the tone of THV experience owners, renters, and trades, to be friendlier, good transition of board, good stabilizing the board and staff.
- Staff, cleaning, painting, more on schedule
- Major upgrades: linens, units are cleaner
- More perks for owners
- Non judicial procedures researched, transfers now done in office
- Owner education a priority, options what you can do with your week, etc.
- Office up graded
- ATV proposal on table for area
- Gutters on 202 as a trial to determine if it will reduce damage to decks and safer walking
- Tree work being done in stages, general trimming and clean up
- Emergency plan being worked on for units
- Week 53 in 2016, every 6 to 7 years an extra week in system
- Owners can use a new trading company, DEA Live, as an alternative to Interval International. Drawing for DEA live was held for a free week. Plus they offer free membership.

Election of new board members:

George Hunter and David Clark re-elected to the board. Terms last through 2018.

Proposed 2016 Budget:

Discussion – work together with OSO and LFRC, motions to approve 1st by Carol Robinson, 2nd by Janet Hunter. Motion approved.

New Business:

- Service charge dropped for credit card use.
- Rental commission fee to increase from 20% to 25%.

Motion to adjourn. 1st by Kurt Knapp, 2nd by Dennis McEvoy. Motion approved.

Raffle winner- Dustin Ehster DAE Live week

Draft To Be Approved at 2016 Annual Meeting