

Treehouse Village Resort Association, Inc.

Board of Director's Meeting
Saturday, April 22, 2017

Present: George Hunter, Sue Bednar, Annie Koleske, David Clark, Terry Bomkamp, Dennis McEvoy, Jenni Chamberlain-Resort Mgr.
Not Present: Jim Chesemore

Call to order by George at 10:15am

Approve Minutes from Past Meeting:

AM December Board Meetings, Motion to approve Sue, Annie 2nd Approved
PM meeting Board Meeting motion Sue, Terry 2nd Approved
February 20, 2017 Minutes – Motion to approve, Sue, Annie 2nd Approved

Treasurer's Report:

2017 YTD Review

- There is a time lag in quarterly reports from accounting form of approximately 30 days
- Expenses, housekeeping, maintenance administrative are below budget, should even out as year proceeds
- Income is up do to take back program

Motion to approve Sue, Dennis 2nd Approved

Management Report:

Maintenance

- The deck work for 207, 206 and 205 has progressed rather slowly due to inclement weather.
- The gutters for 201 will be installed the week of April 24th.

OSO

- The pool was resurfaced during shut down as per the agreement with OSO.
- The tiles in the hot tub were repaired and the interior was painted.
- The tennis courts were pressure washed by an outside contractor, paid by OSO. The net will be installed the first part of May.
- Due to health regulations, the Health and Fitness Center no longer offers water aerobics. The regulation states the class needs to have a certified life guard on duty during the classes. Classes ended the beginning of March in 2017.
- The golf course will be opening the first part of May.

Housekeeping

- The inventory spreadsheet has been completed.
- Some replacement items have been purchased. The remainder will be replaced in order of priority to fit within the budget.

Receivables

- A letter was sent with the April statement and late fee invoices. If payment is not received by April 18, 2016 the following actions will take place:
 - Fixed weeks will be put up for rent. If rentals are received, the owner's portion will be applied to the balance due. All rentals that are booked prior to payment in full will be given priority to owner usage.
 - Flex week requests for 2017 will be cancelled. Upon payment in full a new flex request will need to be submitted.
 - Interval International requests will be denied until payment is received.

Old Business:

As of April the request for financial data for lease of OSO had not been received. THV will not pursuing proposal from OSO for lease of the fitness center.

New Business

Reserve projects are being tracked, additional projects will be determined with remaining funds. Considerations will be given to install gutters on all remaining units.

Committee Reports

Owner Communications - Constant Contact will be used for newsletters

Policy, Procedures & Collections

- Flex time policy and lottery review
- Appointment to scheduled to speak to an attorney about condo documents
- Survey to be sent for location of annual meeting

Finance

- Capital items can be charged to expense up to \$2500, table to July meeting
- Balance sheet discussion, table to October budget meeting

Motion to Adjourn: Sue, Terry 2nd Approved