

Treehouse Village Resort Association, Inc.

Board of Director's Meeting

February 15, 2016 7:00 pm

Teleconference Meeting

Present: Board Members: George Hunter, Sue Bednar, Annie Koleske, Dave Clark, Dennis McEvoy, Jim Chesemore, Terry Bomkamp (joining at 7:30 pm). Marcy Chuckel – Resort Mgr.

Meeting called to order at 7:01 pm.

Treasurer's Report:

Delinquencies are increasing yearly due to timeshare scam companies, an aging owner base and the economy. This is an industry wide issue. Therefore, we are promoting an aggressive rental program to help offset the difference.

Jim Chesemore made a motion to accept report and seconded by Annie Koleske. Motion carried.

Manager Report:

It was expressed the property tax bills for the units might be appraised too high, since it is a timeshare and not residential housing. Marcy is scheduling a meeting with the Town Assessor to review our annual tax bill.

Our utilities have gone down, probably due to warmer temperatures. Plus gas rates are down by 2% and electricity rates are down by 1.78%. Nice savings but we lost rentals during the winter.

Marcy advised us that Housekeeping and Maintenance for December, January, and February will be high, due to early painting, repair and cleaning of units.

The staff is working with Liens and Non-Judicial Foreclosures on delinquent owners.

Reserve Report:

The reserves have been scaled back to \$19,000 for the year until maintenance fees are received. Our number one request from residents was better internet so we are improving the system.

- \$3,500 for internet improvements
- \$5,800 TV system upgrades
- \$1,800 for new TV's in lower level that will be functional with new TV system
- \$ 250 box spring needed in Unit 201
- \$7,200 finish the decking improvements

\$18,550 TOTAL

Call for Meeting to Adjourn by George Hunter. Approved by Sue Bednar and seconded by Jim Chesemore. Motion carried.

Meeting adjourned at 8:35 pm.