

Treehouse Village Resort Association, Inc.

Board of Director's Meeting - Teleconference
Monday, July 17, 2017

Present: George Hunter, David Clark, Sue Bednar, Jim Chesemore, Dennis McEvoy, Annie Koleske and Jenni Chamberlain - Resort Mgr.

Not Present: Terry Bomkamp

Call to order at 7:00 pm by George

Approve Minutes from April Board Meeting: Tabled

Treasurer's Report

Independent Accountants Review Observations:

1. No Material Modifications necessary to our financial statements, as issued.
 - a. Cash on Hand December 31, 2016 - \$47,817
 - b. Net Income 2016 – \$31,119
2. Adjustments made to 2016 statements prior to issue:
 - a. Increased Allowance for Bad Debts
 - b. Cleaned up the Equity section of our Balance Sheet (holdover from 2015)

June, 2017 Financial Statements (preliminary) highlights:

1. Unrestricted Funds - \$113,905
2. Restricted Funds - \$29,180 (Real Estate and Replacement Reserves)
3. Accounts Receivable, net of Allowance - \$78,586
4. Timeshare Weeks Inventory - \$21,500. (11 Fixed and 23 Flex Weeks)
5. Deferred Income - \$128,865 (Pro-rated fees for use in July-December, 2017)
6. Income "Gross Profit" down \$4,028
7. Total Expenses down \$3,573, primarily due to reduced wage expense.
8. Net Operating Income - \$9,379 (down \$455 from projected).
9. Gain on Recovered Units - \$21,490 (due to cash received and increase in inventory from the "Take Back Policy of 2017", a one-time only event.)
10. Total Net Income/Revenue - \$34,751

Other Business from the Treasurer:

Proposed change to 2017 Approved Budget. Account #7300 Bad Debts Expense has \$0 budgeted for 2017. I propose we apply \$15,000 from our budgeted surplus of \$19,386 to this line item, leaving a proposed budget surplus of \$4,386.

Motion to approve Treasurer's Report by Sue, Jim 2nd, Approved.

Management Report

Maintenance

1. The deck work is nearing completion.
2. The gutters on 203, 205 and 206 have been installed. 207 will be installed July 22nd between owner usages.
3. The tree work is on hold until a determination is made regarding the TV Channel Expansion. If the project is approved, additional branches will need to be removed for reception. Therefore, it would be cost effective to have it done at the same time.
4. Golf cart batteries needed to be replaced. The average life cycle is approximately 5 years. The cart was purchased used in 2013.

Housekeeping

Staffing is adequate however; one or two more housekeepers would be helpful.

Collections

Motion to modify Bad Debt to \$15,000 by Sue, Jim 2nd, Approved

Motion to approve Manager's Report by Sue, Jim 2nd, Approved.

Old Business

Lien/Foreclosure Status

A meeting will be set with a lawyer to review current options regarding liens and foreclosures.

Policy Manual Review

In process, once draft is complete it will be sent to the Policy & Procedure Committee.

New Business

Reserve Fund Plans

1. The following projects will be taken from reserves when complete:
 - a. Decks
 - b. Gutters
 - c. Replacement refrigerators in two units.
2. Motion to approve the expansion of TV channels available Jim, David 2nd. Discussion.
Vote by board member
Annie – No Jim – Yes
Sue – No David – Yes
Dennis – No George – Yes
Tabled until next meeting.

Annual Meeting Location and Survey

Results of the survey were discussed. Sue will research options.

Manager's Meeting- August 21, 2017 teleconference

Board Meeting – October 13, - 14, 2017 at Eagle River Inn (Budget for 2018)

Letters to the board

Lottery results and lessons learned

Liaison with LFRC and OSO

Adjourn

Motion to Adjourn at 9:00 pm: Sue, Dennis 2nd. Approved