

**Tahoe Seasons Resort
Time Interval Owners' Association Board of Directors
Regular Session Meeting Minutes
December 4, 2009**

I. CALL TO ORDER/ROLL CALL

President E.C. van Eckhardt called the meeting of the Board of Directors of Tahoe Seasons Resort to order at 7:05 PM at the Tahoe Seasons Resort. The following persons were in attendance:

Board Members:

E.C. van Eckhardt, *President*
Gary Ransone, *Vice President*
Robert "Bob" Stickel, *Chief Financial Officer*
Adolphus "Doc" Thomas, *Secretary*
Roy Fraser, *Director (unable to attend)*

Bruce Bergondy, *Advisor*

Vacation Resorts International:

Tom O'Brien, *Sr. VP. Of Resort Operations*
Dwayne Baty, *Director of Finance*

Resort Staff:

G. Michael Presley, *General Manager*
Karen Frates, *Assistant General Manager*
Michael Gwin, *Chief Engineer*
Kevin Miller, *Administrative Assistant*

Owners

Mr. & Mrs. Don Thomas
Bruce Kelley
Jake Bercu

Guest Speaker

John Andoh of BluGo

II. APPROVAL OF AGENDA

The agenda was approved as amended.

III. APPROVAL OF MINUTES

MOTION: Bob Stickel moved to approve the September 14, 2009 Board of Directors meeting minutes. The motion was seconded by Doc Thomas and passed unanimously. Motion by Gary Ransone to approve the revised minutes of the March 16, 2009 Board meeting that now include a recap of the special telephonic Executive Session meeting held on February 13, 2009. The motion was seconded by Bob Stickel and passed unanimously.

Owner Forum Correspondence

The Board reviewed a letter from owner Steve Klos regarding the Travel Insurance premium being included on the maintenance fee. After discussion the Board heard the following motion:

MOTION: Bob Stickel moved that VRI be instructed to eliminate the Travel Insurance premium from the maintenance fee statement and to allow VRI to insert a flyer for the Travel Protection program in the next billing cycle and or to include a statement on VRI letterhead for the Travel Insurance Premium. The motion was seconded by Gary Ransone and passed unanimously.

Owner Jacob Bercu asked a couple questions relative to Monarch Grand Vacation's (MGV) ability to cast votes in the election. Management informed Mr. Bercu that any owner that is current with the assessment payments to the Association are entitled to vote in any election.

Owner Don Thomas offered to help the Association develop plans to pursue aggressive collections up to and including foreclosure to help reduce the Association's delinquencies.

IV. REPORTS

A. Management

1. Operations Manager's Report

Karen Frates summarized Michael Presley's Managers report which covered various topics, including administration, maintenance/grounds, reserve/replacement projects status as well as the occupancy report, internal comment card and the Exchange company comment card scores. A copy of this report will be attached to the approved set of these minutes and filed in the Association minute book.

2. Ratification/Approval of Contracts

a. ALSCO – Linen Services

MOTION: Bob Stickel moved to approve the ALSCO contract subject to ALSCO agreeing to modify the contract to reflect 1-year initial term with four consecutive one-year rollovers. The motion was seconded by Gary Ransone and approved unanimously.

B. Financial

1. Acknowledgment of Receipt of Financial Materials

Board members acknowledged receipt and review of the monthly financial reports.

2. Delinquency Report

As of November 5, 2008 the total number of delinquent owners is 817 and represents 10.2% of the owner base (8,007). There are 189 Association owned intervals. The combined non-performing total of intervals is 1,006 or 12.5% of the total owner base.

3. Variance Report

Dwayne Baty reviewed the October YTD variance.

4. Ratification of Reserve Expenses

MOTION: Gary Ransone moved to approve reimbursement of the Operating Fund in the amount of \$13,670.23 from the Replacement Fund for a pool pump (\$2,109.23) and Architectural drawings from Steve Jacobs (totaling \$11,561). The motion was seconded by Bob Stickel and passed unanimously.

Foundation Costs

MOTION: Doc Thomas moved to authorize management to pay for all of the foundation work from the Reserve Fund pursuant to advice provided by the Association's auditor. The motion was seconded by Gary Ransone and passed unanimously.

5. Disposition of Funds from Sale of HOA Inventory

a. HOA Interval Sales

Based on recommendation from the association's auditors, the money received from the sale of HOA owned intervals should be applied to related operating expenses and that the balance of \$8,575 and future monies received should be transferred into the Association's Replacement Fund.

MOTION: Gary Ransone moved to follow the recommendation outlined above from Steve Schonwit, the Association's auditor. Seconded by Doc Thomas and passed unanimously.

C. Approval of additional Reserve items

a. Elevators

MOTION: Doc Thomas moved to approve \$7,963 from Reserves for purchase and installation of solid-state infrared passenger protection devices. The motion was seconded by Gary Ransone and passed unanimously.

b. Thermostats

MOTION: Gary Ransone moved to approve \$5,307.13 from Reserves for the purchase of 25 additional room thermostats. The motion was seconded by Bob Stickel and passed unanimously.

V. OLD BUSINESS

A. Termination of Declaration

After a review of the letter from Fiore & Racobs, the Board felt that it would be prudent to include an informative article in a newsletter, closer to the date of the automatic rollover of the Declaration, letting the membership know of the provisions regarding the termination of the Declaration that is set by the CC&R for November 2013.

VI. NEW BUSINESS

A. BluGo (guest speaker)

John Andoh, representative from BluGo transportation gave a quick synopsis of what BluGo's position is relative to providing regularly scheduled service to Tahoe Seasons

Resort.

Board President Chrys van Eckhardt established a Shuttle Committee that is charged with investigating all options relative to establishing a shuttle schedule, comparing the costs of such schedule with BluGo, vs. Association provided service and or local cab service. The Shuttle Committee is: Karen Frates, Michael Presley, Bruce Bergondy and Chrys van Eckhardt.

- B. Purchase of Used vehicle (replacement for employee shuttle)
This issue was tabled until the March 2010 meeting. The Board requested that management review all options relative to providing guest and employee shuttle service up to and including revision of the CC&R's to eliminate the reference to this amenity.

VII. OTHER BUSINESS

- A. Owner Concerns and Correspondence
The Board of Directors reviewed correspondence received during the last quarter; no action was taken.
- B. Association Mailings/Review Dates for Next Mailing
The next quarterly Association News is tentatively due out February 1, 2010.
- C. Future Board Meeting Dates
Monday March 8, 2010, 9:00AM @ TSR, Monday June 7, 2010 9:00 AM @ TSR, Monday September 13, 2010 Friday December 3, 2010 7:00 PM Board meeting and Saturday December 4, 2010 9:00 AM Annual meeting 10:00 AM @ TSR.

VIII. EXECUTIVE SESSION

The Board recessed the meeting at 9:25 PM. After a 15 minute recess break the Board entered into Executive Session at 9:40 PM, during which the Board approved the September 8, 2008 Executive Session Minutes and addressed personnel and owner issues as well as approved an agreement with Mike Green (aka the OPC agreement) to staff the balance of the hours needed for the concierge desk. The Board returned to Regular Session at 10:05 PM.

IX. ADJOURNMENT

There being no further business the meeting was adjourned at 10:06 PM.