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Association News

An Association Publication

May 2011

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A Few Words From Management

As you know, Mother Nature hit us hard this past winter season; and on many days and nights ALL at once, it seemed... Of course, that made for a strong season with never a doubt in our minds we'd be carried to the end of the season standing strong! Now, experiencing beautiful spring weather headed right into the Tahoe summer hot sun ☺ .

Thanks for your patience and support last summer and fall while we touched up; completed portions of compliance and mandates to the facility. We ALMOST hesitate to say.... THERE WILL BE MORE (inconveniences that is) experienced as we continue improvements. These are all slated for this summer; with the addition of a revolving entrance door, and elevator upgrades.

Again, all in and effort to make strides towards 100% compliance as planned.

Because spring has sprung; your BBQ's are ready and are poolside and on the rooftop, patio furniture is in place, tennis court is ready, as well as shuffleboard.

We look forward to seeing you soon.

Tahoe Seasons Resort Management

Note: Look for the Year-end Financials (reporting) in this edition for your information.

tahoe seasons
RESORT

Managed by Vacation Resorts International
Perfecting the Art of Hospitality

2013 Booking Calendar

EXCHANGE VALUE		BOOKING SEASON	WK#	FRI-FRI		SUN-SUN		OWNER HOLIDAY WEEKS	SPECIAL BOOKING NOTES
RCI	II								
R	R	PRIME	1			6-Jan	13-Jan		
R	R	PRIME	2	11-Jan	18-Jan	13-Jan	20-Jan		
R	R	PRIME	3	18-Jan	25-Jan	20-Jan	27-Jan		
R	R	PRIME	4	25-Jan	1-Feb	27-Jan	3-Feb		
R	R	PRIME	5	1-Feb	8-Feb	3-Feb	10-Feb		
R	R	PRIME	6	8-Feb	15-Feb				
R	R	PRIME	6			10-Feb	15-Feb		VALENTINES DAY 2-14 5NT Non Holiday Split
R	R	PRIME	7	15-Feb	22-Feb				PRESIDENT'S WEEK Owners of wk book Fri or Sun
R	R	PRIME	7			17-Feb	24-Feb		
R	R	PRIME	8	22-Feb	1-Mar	24-Feb	3-Mar		
R	R	PRIME	9	1-Mar	8-Mar	3-Mar	10-Mar		
R	R	PRIME	10	8-Mar	15-Mar	10-Mar	17-Mar		
R	R	PRIME	11	15-Mar	22-Mar	17-Mar	24-Mar		
R	R	PRIME	12	22-Mar	29-Mar	24-Mar	31-Mar		
R	R	PRIME	13	29-Mar	5-Apr	31-Mar	7-Apr		EASTER 3-31
R	W	PRIME	14	5-Apr	12-Apr	7-Apr	14-Apr		
R	W	PRIME	15	12-Apr	19-Apr	14-Apr	21-Apr		
W	W	PRIME	16	19-Apr	26-Apr	21-Apr	28-Apr		
W	W	HIGH	17	26-Apr	3-May	28-Apr	5-May		
W	W	HIGH	18	3-May	10-May	5-May	12-May		MOTHER'S DAY 5-12
R	W	HIGH	19	10-May	17-May	12-May	19-May		
R	W	HIGH	20	17-May	24-May				
R	W	HIGH	20			19-May	24-May		5NT Non Holiday Split
R	R	PRIME	21	24-May	31-May				MEMORIAL WEEK Owner of wk book Fri or Sun
R	R	PRIME	21			26-May	2-Jun		
R	R	PRIME	22	31-May	7-Jun	2-Jun	9-Jun		
R	R	PRIME	23	7-Jun	14-Jun	9-Jun	16-Jun		
R	R	PRIME	24	14-Jun	21-Jun	16-Jun	23-Jun		
R	R	PRIME	25	21-Jun	28-Jun	23-Jun	30-Jun		FATHER'S DAY 6-16
R	R	PRIME	26			30-Jun	7-Jul		4TH OF JULY WEEK
R	R	PRIME	27			7-Jul	14-Jul		
R	R	PRIME	28	12-Jul	19-Jul	14-Jul	21-Jul		
R	R	PRIME	29	19-Jul	26-Jul	21-Jul	28-Jul		
R	R	PRIME	30	26-Jul	2-Aug	28-Jul	4-Aug		
R	R	PRIME	31	2-Aug	9-Aug	4-Aug	11-Aug		HOT AUGUST NIGHTS
R	R	PRIME	32	9-Aug	16-Aug	11-Aug	18-Aug		
R	R	PRIME	33	16-Aug	23-Aug	18-Aug	25-Aug		
R	R	PRIME	34	23-Aug	30-Aug				
R	R	PRIME	34			25-Aug	30-Aug		5NT Non Holiday Split
R	R	PRIME	35	30-Aug	6-Sep				LABOR DAY WEEK Owners of wk book Fri or Sun
R	R	PRIME	35			1-Sep	8-Sep		
R	R	PRIME	36	6-Sep	13-Sep	8-Sep	15-Sep		
R	R	PRIME	37	13-Sep	20-Sep	15-Sep	22-Sep		
R	R	HIGH	38			22-Sep	29-Sep		
R	W	HIGH	39	27-Sep	4-Oct	29-Sep	6-Oct		
R	W	HIGH	40	4-Oct	11-Oct	6-Oct	13-Oct		
R	W	HIGH	41	11-Oct	18-Oct	13-Oct	20-Oct		
R	W	HIGH	42	18-Oct	25-Oct	20-Oct	27-Oct		
W	W	HIGH	43	25-Oct	1-Nov	27-Oct	3-Nov		
W	W	HIGH	44	1-Nov	8-Nov	3-Nov	10-Nov		
W	W	HIGH	45	8-Nov	15-Nov	10-Nov	17-Nov		VETERAN'S WEEK & THANKSGIVING High Seasons owners can book here
W	W	HIGH	46	15-Nov	22-Nov	17-Nov	24-Nov		
W	W	HIGH	47	22-Nov	29-Nov	24-Nov	1-Dec		
W	W	HIGH	48	29-Nov	6-Dec	1-Dec	8-Dec		
W	W	HIGH	49	6-Dec	13-Dec	8-Dec	15-Dec		
W	W	HIGH	50	13-Dec	20-Dec	15-Dec	22-Dec		
R	R	PRIME	51	22 Dec - 29-Dec					CHRISTMAS WEEK
R	R	PRIME	52	29 Dec - 1 Jan					NEW YEAR'S WEEK

Tahoe Seasons Resort Information Sheet

Tahoe Seasons Resort

3901 Saddle Road
 P.O. Box 16300
 S. Lake Tahoe, CA 96151
 E-mail: res@tahoeseasons.net
 tsrfd@tahoeseasons.net
 Web Site: www.tahoeseasons.com
 Resort Phone # 530-541-6700

Fees & Services

Exchange Processing Fee...\$25
 Maintenance Fee Block...\$25
 Reinstatement Fee...\$50
 Transfer Fee...\$100

Regular Use Time

Usage-By Calendar Year
 Request Time-730 Days (2 yrs) in Advance
 Cancellation/Change Policy-7 Days
 Dues must be current to book.

Split Use Time

Up to 3 splits allowed - 2 Night Min.
 Fri. & Sat. cannot be split or re-used.
 4-sleeper \$55 6-sleeper \$65 8-sleeper \$95
 SPCF charge on 2nd & 3rd stay.

*\$25 Exchange Processing Fee and Dues for year depositing due at time of deposit.
 \$25 Split Week Booking Fee due at time of 1st booking - \$10 each addl. booking
 \$10 Booking Change Fee charged on reservations changed more than twice.*

Owners

Unit
 upgrade

\$55 per day no matter what size

Season
 Change

Prime to High-\$25 per day
 High to Prime-\$45 per day

Bonus Time

Request time-30 Days Prior To Arrival
 24 Hour Cancellation / CC Guarantee
 4 Sleeper...\$60
 6 Sleeper...\$78
 8 Sleeper...\$108

Exchanges

\$55 per day no matter what size

Not Applicable

Vacation Tyme

Request time-21 Days Prior To Arrival
 24 Hour Cancellation / CC Guarantee
 4 Sleeper...\$70
 6 Sleeper...\$88
 8 Sleeper...\$128

Owner Value

Request Time – 45 Days /1st night room & tax / 48 Hour Cancel
 No Cleaning / May NOT Cancel for Bonus Time

	Spring/Fall	Summer	Winter
R4	\$75	R4 \$105	R4 \$115
R6	\$100	R6 \$140	R6 \$150

2011 DUES: Chal/Chat/Cham/Camb-\$784 Fair/Foun-\$1004 Reg/Roy-\$1177



Time Interval Owners' Association Board of Directors Regular Session Meeting Minutes March 7, 2011

The following are the DRAFT meeting minutes from the past Board meeting. Until the Board of Directors approves these minutes at the next Board of Directors Meeting, they are NOT considered final.

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 9:07 AM. The following persons were in attendance:

Board Members:

E.C. van Eckhardt, *President*
Gary Ransone, *Vice President*
Adolphus "Doc" Thomas, *Secretary*
Bruce Bergondy, *Chief Financials Officer*
Roy Fraser, *Director*

Vacation Resorts International:

Stacey Shilling, *Corporate Operating Officer*
Tom O'Brien, *Sr. VP. Of Resort Operations*
Dwayne Baty, *VP Financial Services*

Resort Staff:

Michael Presley, *General Manager, TSR/TIOA*
Michael Gwin, *Chief Engineer, TSR/TIOA*
Kevin Miller, *Administrative Assistant, TSR/TIOA*

Owners regular session:

Linda Hollowell
Larry Iboshi
Jimmy Christophe

Others

Steve Jacobs

II. APPROVAL OF AGENDA

The agenda was approved as modified.

III. APPROVAL OF PREVIOUS REGULAR SESSION MEETING MINUTES

MOTION: Gary Ransone moved to approve minutes of the Board of Directors December 2, 2010 regular session. Seconded by Doc Thomas and passed unanimously.

MOTION: Doc Thomas moved to approve the minutes of the Board of Directors Organizational Meeting of December 2, 2010. Seconded by Gary Ransone and passed unanimously.

IV. OWNER FORUM / CORRESPONDENCE

Ms. Hollowell asked the Board to consider adding some type of daily shuttle service especially since there are owners that don't drive. Ms. Hollowell was advised of the research done on this subject and that at this time adding shuttle service was not economically viable. Mr. Iboshi commented on nice it was to have WiFi and pay per view movies to help attract the general public.

V. REPORTS

A. Management

1. Operations Manager's Report

Michael Presley summarized the 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 of Contracts

No contracts renewals to approve at this time.

3. Insurance Renewal

Stacey Shilling distributed and reviewed the association insurance renewal package prepared by Armstrong Insurance Brokers for the period April 1, 2011 to March 31, 2012. The total reduction of all premiums combined is \$2,945. The Worker's Compensation experience modification increased from 79% to 81% for the renewal period.

MOTION: Gary Ransone moved to approve the insurance renewal as presented by management for the period April 1, 2011 to April 1, 2012. Seconded by Doc Thomas and passed unanimously.

B. Reports / Financial:

1. Acknowledgment of Receipt of Financial Materials

Board members acknowledged receipt and review of the monthly financial reports for the year ended December 2010 and January 2011.

2. Variance Report

Dwayne Baty reviewed the variance report. The net variance through December 2010 year end is estimated in advance of the completion of the year end audited financial statements a positive \$359,981.

3. 2010 Audited Financials

MOTION: Bruce Bergondy moved to approve the 2010 Year End Audited Financials and to authorize Bruce Bergondy and Chrys van Eckhardt to sign the Management Representation letter. The motion was seconded by Roy Fraser and passed unanimously.

4. Delinquency Report

Management reported that as of February 11, 2011 the total number of delinquent owners is 1,832 and represents 22.9% of the owner base (8,007). There are 230 HOA owned intervals. The total non-maintenance fee performing number of intervals is 2,062 or 25.7% of the total owner base. The delinquency factor (not including the HOA owned intervals) from February 2010 was 21.4 % with 1,716 intervals.

C. Approval of Replacement Expenses for 2011

1. Front Entry Doors, Public restrooms, Elevator Upgrades & ADA Ramps, Path Of Travel

After a lengthy discussion the Board instructed management to move forward with the Front Entry Doors project and to solicit bids for the elevator upgrades and financing options and bring all of the elevator components back to the Board at the next meeting. Management is to bring the other projects and prioritization of those projects and related costs back to the Board once the exact costs are known for the Entry Doors and Elevator projects.

MOTION: Gary Ransone moved to approve the Entry Doors project at a cost not to exceed \$196,707, and

Continued on next page ↔

solicit firm estimates for the elevator project and investigate financing options for this project. Michael Presley is to sign approved contracts once they have been reviewed and approved by Gary Ransone. The motion was seconded by Bruce Bergondy and passed unanimously.

MOTION: Roy Fraser moved to instruct management that the funds approved for the Front Entry Door and Elevator projects comes from the Replacement Fund. The motion was seconded by Bruce Bergondy and passed unanimously.

VI. OLD BUSINESS

A. CC&R's/Bylaws Proposed Amendment

Management reported that they are reviewing additional changes that would give the Board the authority but not the obligation, to create opportunities to enter into leases if in the future the Association needs to create an additional type of use not presently authorized in the current documents. Management hopes to have all of the these proposed changes ready for the June meeting in addition to the ballot and cover letter for this ballot initiative.

B. Inventory Reconciliation Update

Management reported that El Dorado County was finally able to allow management to create the necessary account/APN's numbers need to further the inventory reconciliation and balancing process. Management created 278 new accounts/APN numbers to replace the accounts that were sold improperly by former developers. This will give the Association the proper number of intervals by seasonal designation per the original project documents. Management retired 137 account/APN numbers and has 194 more to acquire from existing and delinquent owners, so that those can be retired. Once the Association has acquired the remaining 194 intervals and retired them, the Association and the County's records will finally match at 8,007 intervals.

C. Marketing/Sales

The Board formed a Marketing/Sales committee comprised of Doc Thomas, Gary Ransone, Bruce Bergondy, Roy Fraser, Loren Gallagher and Tom O'Brien. This committee will be charged with reviewing different marketing and sales proposals for HOA owned interval sales and then making recommendations to the Board.

VII. NEW BUSINESS

A. Fiore & Racobs 2011 Retainer

The Board reviewed a proposed special retainer agreement provided by Margaret Wangler of Fiore, Racobs & Powers to provide legal services to the Association for a \$1,000 annual fee.

MOTION: Gary Ransone moved to approve the Fiore Racobs & Powers Law Corporation \$1,000 annual retainer for 2011 and authorized E.C. van Eckhardt to sign the retainer on behalf of the Association. Seconded by Doc Thomas and passed unanimously.

VIII. OTHER BUSINESS

A. Board Committees

In addition to the Marketing/Sales committee formed earlier in this meeting the Board confirmed that the Inventory Liquidation Committee is still active. That committee is comprised of: Chrys van Eckhardt, Gary Ransone, Roy Fraser & Tom O'Brien.

The Policy Committee has been disbanded however the Board may resurrect this at a later date if the need arises.

B. Association Mailing/Review Dates & Contents for next Mailing

The next mailing will contain the 2010 Audited Financials.

C. Future Meeting Dates

The Board confirmed the following future meeting dates:

Monday, June 06, 2011

Board meeting, Tahoe Seasons Resort at 9:00AM

Monday, September 12, 2011

Board meeting, Tahoe Seasons Resort at 9:00AM

The Board requested that management include in the next association Newsletter, an article soliciting feed back on the day of the week owners think would be the best day to hold the annual meeting. The Board agreed to decide on the Annual meeting date at the June meeting after reviewing any owner feedback.

IX. EXECUTIVE SESSION

The Board entered into Executive Session at 11:10 AM during which the Board approved the December 2, 2010 Executive Session Minutes, instructed management to communicate the Board's direction to the delinquent accounts that were reviewed and approved the action needed to retire 194 delinquent accounts.

The Board returned to Regular Session at 11:55 AM.

X. ADJOURNMENT

There being no further business the meeting adjourned at 11:55 AM

How to Transfer a Deed

If you need assistance with transferring a property deed you can contact Julie Evenson at Stewart Vacation Ownership, she can be reached at 954-418-4550.

Once we receive record of the new owner with the \$100.00 transfer fee we will change the information in our system. It is the seller's responsibility to provide new members/owners with the Association documents. Please note, that until we receive a recorded deed changing ownership, you will remain the owner on record.

Highway 50 Road Construction

U.S. Highway 50 will be closed in both directions at Echo Summit for two weeks. Following that, it will be open one-way with alternating traffic restriction for approximately 6 weeks.

The project will begin at the soonest possible date the first week in May 2011, once there is a 10-day clear weather window.

DIRECTIONS

From Placerville:

Eastbound travelers on Hwy. 50 will be directed off Missouri Flat Road in Placerville to State Route 49, then onto Route 88 to Route 89 into South Lake Tahoe.

From Sacramento:

Take Power Inn Road to Route 16, and on to Hwy. 49.

From the East Bay:

Take Highway 88 in Stockton.

From Reno/Carson City:

Take NV-88 S to CA-88 W then onto CA-49 N to US Hwy. 50. into Placerville or take CA-49 N to CA-16 W to Hwy. 50 W towards El Dorado Hills/Folsom.

From South Lake Tahoe:

Take State Route 89 to State Route 88 W then take CA-49 N to US Hwy. 50 into Placerville or take CA-49 N to CA-16 W to Hwy. 50 W towards Sacramento.

For more information please visit

www.way2tahoe.com

Or call

Deanna Shoopman

Tahoe Basin Outreach Coordinator

530-741-4566

SERVICE DIRECTORY

Management

Vacation Resorts International (VRI)
23041 Avenida de la Carlota, Suite 400
Laguna Hills, CA 92653-1544 (949) 587-2299

Exchange Companies

VRI*ety (888) 203-1044
Resort Condominiums International (RCI) (877) 874-3334
Interval International (II) (800) 828-8200
Trading Places (800) 365-7617

Reservations

Central Reservations (800) 540-4874
Bonus Time/Vacation Tyme (866) 469-8222
RCI Points (877) 776-4687

Owner Services

Assessment Billing & Collections (949) 855-8004
Tahoe Seasons Resort (530) 541-6700
G. Michael Presley, General Manager ext. 594
Karen Frates, Assistant General Manager ext. 545
Lauri Gurley, Owner Service Representative ext. 568

Important Phone Numbers

Chambers of Commerce
South Lake Tahoe (California) (530) 541-5255
Tahoe-Douglas (Nevada) (775) 588-4591
Lake Tahoe Visitors' Authority (530) 544-5050

Highway Conditions

California www.dot.ca.gov (800) 427-7623
Nevada www.nevada.dot.com (877) 687-6237

PUBLICATION

The Association News is published on a quarterly basis for the homeowners of Tahoe Seasons Resort. Its purpose is to bring important updates, noteworthy and interesting information and changes to owners.

MEMBERS OF THE BOARD:

Edwin "Chrys" van Eckhardt, President
Gary Ransone, Vice President
Bruce Bergondy, Chief Financial Officer
Adolphus "Doc" Thomas, Secretary
Roy Fraser, Director
Dory Bahr, Advisor Emeritus
Howard Mott, Advisor Emeritus

If you are interested in writing to the Tahoe Seasons Resort Board of Directors, please direct all correspondence to: Tahoe Seasons Resort, Attn.: Karen Frates, PO Box 16300 South Lake Tahoe, CA 96151.

EDITORS:

G. Michael Presley, TSR General Manager
Karen Frates, TSR Assistant General Manager
Tom O'Brien, Senior VP of Resort Operations
Kevin Miller, Administrative Assistant

If you are interested in submitting an article to be published in the Association News that you feel would be interesting to fellow owners, please direct all correspondence to Karen Frates at Tahoe Seasons.