

**Twenty-Eight Annual Meeting
Of The Tahoe Seasons Resort
Time Interval Owners' Association
Meeting Minutes
December 1, 2011**

The following are the DRAFT meeting minutes from the recent Annual Owners meeting. Until the Owners approve these minutes at the next Annual Meeting, they are NOT considered final.

I. CALL TO ORDER/ROLL CALL

President E.C. van Eckhardt called the Annual meeting of the Tahoe Seasons Resort Time Interval Owners' Association to order at 3:10PM at the Tahoe Seasons Resort. Mr. van Eckhardt announced that a quorum had been reached with 1948 proxies received in the mail and or in person and that this would be a valid meeting. The following persons were in attendance:

Board Members:

E.C. van Eckhardt, *President*
Gary Ransone, *Vice President*
Bruce Bergondy, *Chief Financial Officer*
Adolphus Thomas, *Secretary*
Roy Fraser, *Director* (unable to attend)

Vacation Resorts International:

Tom O'Brien, *Sr. VP of Resort Operations*
Dwayne Baty, *Vice President of Finance*
Grant Tuttle, *Director of Resorts*

Resort Staff:

G. Michael Presley, *General Manager TSR/TIOA*
Karen Frates, *Assistant General Manager TSRTIOA*
Michael Gwin, *Chief Engineer*
Kevin Miller, *Administrative Assistant*
Lauri Gurley, *Owner/Guest Services*

Owners: A copy of the registration sheet will be maintained with the meeting minutes.

Jacob Bercu
Eura Thomas
Elizabeth van Eckhardt
Robert and Judith Putland
Donald and Sharon Cortez
Roger and Sandra Pope
Michael Wolf
Maureen Bergondy
Kenan Begovic
Micheline Chou and guest Dave Yount

II. INTRODUCTIONS

A. BOARD OF DIRECTORS

E.C. van Eckhardt introduced Adolphus Thomas, Bruce Bergondy, and Gary Ransone.

B. MANAGEMENT COMPANY

E.C. van Eckhardt introduced Tom O'Brien, Senior Vice President of Resort Operations, Dwayne Baty Director of Finance, and Grant Tuttle, Director of Resorts.

C. RESORT STAFF

E.C. van Eckhardt introduced G. Michael Presley, Karen Frates, Lauri Gurley, Michael Gwin, and Kevin Miller.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of the minutes from the Twenty-Sixth Annual Owner's Meeting on December 2, 2010. There being no changes the minutes were accepted as written.

IV. ELECTION OF DIRECTORS

E.C. van Eckhardt asked Tom O'Brien to conduct the election. Mr. O'Brien informed owners that a quorum had been met; additionally, that three Directors' terms were scheduled to end, those of E.C. van Eckhardt, Doc Thomas and Roy Fraser. The length of term for board members is two years. Mr. O'Brien asked for a volunteer from the audience to act as Inspector of Elections; Donald Cortez agreed to act as Inspector of Elections. Mr. O'Brien asked for nominations from the floor; there were none, and nominations were officially closed. Mr. O'Brien then asked each of the candidates present if they would like to make a brief statement. After the statements, ballot instructions were given; owners present voted and ballots were then collected and tallied.

Mr. van Eckhardt asked Tom O'Brien to report the results of the election. Mr. O'Brien announced the results of the election where E.C. van Eckhardt, Doc Thomas and Roy Fraser were reelected for two year terms ending at the annual meeting in 2013.

V. REPORTS

President's Report:

We would like to express special thanks to VRI, our Management Company, for its continued support of on-going training and general guidance. With 140+ resorts in the United States, Canada and Mexico, VRI is on the cutting edge of timeshare management; their partnership with TSR will only prove to be more beneficial in the years to come.

Mr. van Eckhardt re-introduced Mike Gwin to give an update on this year's projects.

2011 Accomplishments:

- Exhaust fans: Outside exhaust fans replaced due to age and excessive noise that was interfering with guest comfort, these fans will assist with energy reduction as well.
- Guest Room Tubs: Replacement of tub jets, as needed

- Guest Room Thermostats: Installation of thermostats to help regulate room temperature and save energy.
- Foundation Repairs: Completed
- Garage Driveway Ramp: Sealed to assist in protecting the surface and against water leakage into the garage.
- All four (4) lobby bathrooms: Nearly completed, awaiting signage
- Two guest elevators: Replacement of mechanical infrastructure due to age and to make the elevators ADA compliant. Anticipated completion of mid January 2012.
- Front door/entrance sliding door + revolving: Replacement of doors to comply with ADA. There are still a few minor details to complete.
- Pool doors: Installed sliding doors and a will also have a slide key lock to keep unattended children out of the pool area.
- ADA Path of Travel: ADA path of travel design plans have been completed and many aspects of those plans have been implemented. Examples of such are the recently completed and newly installed from entry door systems and common area bathroom renovations.
- Valet/Driveway Pavers: All the pavers were replaced, subsurface was regarding to allow for proper slope, new pavers were sealed and new curbing added.

2012 Goals

- Charter cable enhancement upgrading with free HBO
- Pool/Spa plastering
- Roof Top Surfacing – Monitoring test section
- Hallway Refurbishment
- ADA Signage through-out resort
- Security Camera's for 6th floor patios
- Lighting upgrades continue

VI. OPEN FORUM

During the Open Forum, owners asked various questions relating to operations of the Association and the board of directors responded.

Q: What will be done with the hallways?

A: Upon Board approval, the hallways will be refurbished by replacing the carpeting, wallpaper, lighting, art work and incorporating ADA specifications as required by law.

Q: Why are we doing aesthetic work on the hallways and wasting money?

A: We have refurbished this resort to include the rooms and the hallways are on the path to those rooms thus making us look out dated. The hallways are 28 years old and it is time they be remodeled in order for Tahoe Seasons Resort to continue to attract Owners, Exchangers and

Renters alike. This project has been on agendas for the last four years and is a component of the Association Reserve Study and is something that has been budgeted for in that study.

Q: What is the budget for the hallways?

A: We are looking at around \$300,000. Again this will allow us to compete in the market place. When you have a resort as old as ours you need to spend money at certain points in order to keep up the property, which the Board is tasked to do in the best interest of all owners.

Q: Who is responsible for selling the HOA owned intervals?

A: The Board of Directors are responsible for that. The Board has contracted with MVP Services to sell the HOA Intervals to sell to the in-house guests.

Q: Why aren't the Board members themselves selling the intervals?

A: The Board members themselves are not licensed real estate agents and therefore cannot sell the units on behalf of the Association. The Board contracted with The MVP Services Company as they are a professional sales and marketing company that is engaged in selling timeshare intervals at 22 locations across the United States. The economy has been a significant factor in the inability to sell very many of the Tahoe Seasons Resort intervals at this time.

The Board warned owners to be careful of those businesses that claim they can get you out of your time share, the Board stated "be careful before giving your money to these companies and to call your resort if you have any questions."

VII. ADJOURNMENT

There being no other business to discuss, the Annual meeting adjourned at 3:55PM.