

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

**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 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