

**Tahoe Seasons Resort
Time Interval Owners' Association Board of Directors
Regular Session Meeting Minutes
June 2, 2008**

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 9:03 AM. The following persons were in attendance:

Board Members:

E.C. van Eckhardt, *President*

Roy Fraser, *Vice President*

Robert "Bob" Stickel, *Chief Financial Officer*

Gary Ransone, *Secretary*

Adolphus "Doc" Thomas, *Director*

Bruce Bergondy, *Advisor*

Vacation Resorts International:

Bruce Quigley, *Chief Financial Officer*

Tom O'Brien, *Sr. VP. Of Resort Operations*

Grant Tuttle, *Regional Director of Resorts*

Resort Staff:

G. Michael Presley, *General Manager*

Karen Frates, *Assistant General Manager*

Dwayne Baty, *Controller*

Michael Gwin, *Chief Engineer*

Kevin Miller, *Administrative Assistant*

Owners

Ernie Williams

Tom and Sharon Lisk

Howard Mott

II. APPROVAL OF AGENDA

The agenda was approved as amended.

III. APPROVAL OF MINUTES

MOTION: Robert Stickel moved to approve the March 3, 2008 Board of Directors meeting minutes. The motion was seconded by Gary Ransone, and passed unanimously.

IV. REPORTS

A. Management - Operations
Manager's Report:

Michael Presley and resort staff summarized the General 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.

MOTION: Robert Stickel moved that for future mailings to inform the Owners of special initiatives that any mailing will be sent by USPS one week in advance of the same information being posted on the resort's website. The motion was seconded by Doc Thomas, and passed unanimously.

MOTION: Roy Fraser moved that the "utility analysis" not be included with future Board meeting materials and that the analysis will remain a tool of management to monitor energy usage and trending. Seconded by Doc Thomas, and passed unanimously.

Tom O'Brien reported the total occupancy for the period ending the first quarter 2008 was 65.55%.

The Resort General Manager was directed to present an analysis of the cost to provide fitted bed sheets for the 2009 Budget Planning Meeting.

B. Financial

1. Acknowledgment of Receipt of Financial Materials
Board members acknowledged receipt and review of the monthly financial reports.
2. Variance Report
Bruce Quigley and Dwayne Batty presented and reviewed the Quarterly Variance Report with the Board members.
3. The Board acknowledged receipt and review of the 2007 year end financial statements prepared by Schonwit and Associates Certified Public Accountants. After brief discussion the Board asked of management to determine Mr. Schonwit's availability to attend the December Board meeting to present his findings in preparation of the year end financial statements.
4. Delinquency Report
Tom O'Brien reported that as of May 14, 2008 the total number of delinquent owners is 668 and represents 8.3% of the owner base (8,007). There are 491 HOA owned intervals. The total non maintenance fee performing number of intervals is 1,159. The delinquency factor from May 2007 was 6.8 % with 546

intervals.

5. Reserve Reimbursement

MOTION: Robert Stickel moved to approve the transfer of \$150,119.75 from the Replacement account to reimburse Operations for previously approved expenditures during the period February and March 2008 subject to Dwayne Baty reconciling the accounts. The motion was seconded by Roy Fraser and passed unanimously.

MOTION: Doc Thomas moved to ratify the previously unapproved Replacements expenses totaling \$9,025.26; \$5,764.35 for Gatco (600 brass towel rings) and \$3,260.91 for Tahoe Pool Service (to provide and install a replacement pool heater). The motion was seconded by Robert Stickel and passed unanimously.

V. OLD BUSINESS

A. Commercial Lease update

The consensus of the Board and management was that the tenancy of Fat City since May 2, 2008 of the restaurant space has been a success.

Management to report back to the Board at the next meeting the status of the deposit and the final details of the purchase of the F&B inventory.

B. Room Refurbishment – Open House

Resort management reported that the Open House hosted on Saturday, May 31, 2008 was well attended. Floor plans of the refurbished rooms and a short video presentation of the same will be available on the Association's website with-in the next thirty days.

VI. NEW BUSINESS

MOTION: Robert Stickel moved to approve the revised Rules and Regulations as presented. Seconded by Gary Ransone, and passed unanimously. It should be noted that the changes to the Rules and Regulations were mostly grammatical in nature along with the elimination of several programs that have long since been discontinued.

Approval of Replacements Components:

MOTION: Robert Stickel moved to approve the purchase of additional furniture for from Valiant Products per the listing provided the Board total cost \$24,037.10 from the replacement account. The motion was seconded by Gary Ransone and passed unanimously.

MOTION: Robert Stickel moved to approve the purchase of additional furniture from Creative Design Concepts per the listing provided the Board total cost \$7,763.35 from the replacement account. The motion was seconded by Doc Thomas and passed

unanimously.

MOTION: Gary Ransone moved to approve the purchase of 200 drain stopper assemblies provided by Ferguson Enterprises total delivered cost \$6,378 from the replacement account. The motion was seconded by Robert Stickel and passed unanimously.

MOTION: Gary Ransone moved to approve purchase and installation (loading dock area) of bird netting as a pigeon roosting deterrent from Ecolab pest elimination services as per their proposal dated 5/13/08 for a total installed cost \$2,500. To be paid from Operations. The motion was seconded by Robert Stickel and passed unanimously.

MOTION: Roy Fraser moved to ratify the expense to complete individual unit floor plans of the refurbished units for a total cost \$5,000. The motion was seconded by Doc Thomas and passed unanimously.

E.C. van Eckhardt, Board President appointed the following individuals to the committees listed below to meet on a monthly basis for a term ending at this year's annual owners meeting. The Committee will provide a report to the Board at the next two Board meetings:

- Renovation Committee:
M. Presley, B. Stickel, K. Frates, B. Bergondy & M. Gwin
- Variance Report Committee:
B. Stickel, G. Ransone, B. Quigley & D. Baty
- Restaurant Committee:
Bob Stickel, Doc Thomas, M Presley & K. Frates
- Inventory Liquidation:
R. Fraser, G. Ransone, C. van Eckhardt & T. O'Brien

Tom O'Brien and Grant Tuttle are to coordinate meeting agendas, time and date.

VII. OTHER BUSINESS

A. Owner Concerns and Correspondence

B. Association Mailings:

The next quarterly Association News is due out July 30, 2008.

C. Future Meeting Dates:

The Board confirmed the following future meeting dates:

Monday, September 8, 2008

Board meeting, Tahoe Seasons Resort 9:00 AM

Friday, December 5, 2008

Board meeting, Sacramento CA 7:00PM

Saturday, December 6, 2008

Annual meeting, Sacramento CA 10:00 AM

The meetings noted above in Sacramento meeting will be held at the Doubletree Hotel.

- D. Roy Fraser requested of the Board and management to collectively research environmentally conscious green initiatives to implement at the resort that are well thought out and sustainable and to report any findings or suggestions to the Board at the December 2008 meeting.

VIII. EXECUTIVE SESSION

The Board entered into Executive Session at 11:45 AM during which the Board approved the March 3, 2008 Executive Session Minutes, the April 4, 2008 Special Executive Session Minutes, reviewed potential changes to assessment calculations, approved employee incentive program, made a change to the housekeeping services and approved a contract extension for VRI. The Board returned to Regular Session at 12:59 PM.

IX. ADJOURNMENT

There being no further business the meeting was adjourned at 1:00 PM.