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INTERNATIONAL

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tahoe seasons
RESORT



Association News

An Association Publication

August 2011

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Manager's Message

As the timeshare industry continues to evolve and provide for the changing needs of the vacationing public I wanted to call your attention to some interesting facts about Tahoe Seasons Resort. Approximately thirty percent of our owners use Tahoe Seasons Resort for exchanging and approximately 25% come up to the resort for their use week. There are several reasons why other owners are not utilizing their timeshare however, we would like to remind you of all the reasons why you should.

Sitting in the beautiful Lake Tahoe basin aside from the numerous year-round activities and entertainment venues is an escape from the day-to-day activities that support our lifestyles. Heading up to the mountains for fresh air and enjoying what nature has to offer is what relaxation is all about.

To further help you relax, over the years we have made several upgrades to the resort and we are currently working on the front entrance, elevators, ADA accessibility in the lobby, including remodeling of the lobby restrooms. The rooms were refurbished two years ago and we are hoping to complete the hallways in the next year or two, which will complete the project.

To make it more convenient for you to get away once in a while, why not consider one of the privileges you have as an owner, Bonus Time. The Bonus Time program provides you with greatly discounted rates as compared to renting elsewhere. Additionally, with your Tahoe Seasons Resort ownership you are also able to use Vacation Tyme with most Vacation Resorts International, VRI, managed resorts. Take a look at the local activities and entertainment that is scheduled up in the Tahoe area, book some Bonus Time today and come up for a refreshing weekend or midweek getaway.

As assessments increased over the years due to many factors such as rising utility, insurance, maintenance and remodeling costs; the concept of timeshare ownership should not be looked at as a negative but rather positive that your fees are maintaining your vacation home. As the association heads into the future, it is important that the value proposition is passed on to the next generation of timeshare owners. Your family was raised on vacations in Tahoe so why not continue to promote the same quality vacation you enjoyed with family and friends. One cannot find similar value in Lake Tahoe for the vacation dollars it cost to maintain Tahoe Seasons Resort. Share the experience.

If you were to divide your assessment by 7 nights you will find the cost to be better than renting in a hotel/motel; who wants just a bed and a shower when you can have the amenities at Tahoe Seasons Resort such as our wonderfully refurbished guest rooms with flat panel televisions, in-room hot tubs, fireplaces, tennis and shuffle board courts, heated outdoor pool and whirlpool, a game room, gift shop and an on-site restaurant that is open for a quick Breakfast to get you started. You'll be able to keep in touch with family, friends and if need be, work, through the resort's complimentary wireless Internet service. Don't forget there are no nightly taxes or occupancy taxes when you use your week or Bonus Time thus saving you money while on vacation or that getaway weekend trip.

Please let us know how we can help provide you with better vacation experience and or let us help you plan a quick trip to Tahoe Seasons Resort in the very near future.

Michael Presley
General Manager

WILLIAM HASKIN

(Purchasing/Inventory Control-Security) - July 11, 1983



On behalf of the Board of Directors, Vacation Resorts International and Management we want to congratulate and thank Bill Haskin for all his efforts, loyalty and continued support over the past 28 years. We are a "team" and you have without a doubt been an asset and a sturdy team member bringing success to and for Tahoe Seasons Resort. You have been through the worst of times as well as the best of times. You have made TSR what it is today – THE BEST.

Bill Haskin's 28 years of service with Tahoe Seasons Resort is the longest of all our employees. We are very proud of you; and you too should be proud of yourself. You are truly "Exemplary" as well as having the longest longevity of all our employees.

With that said, for him, business is business. It's black or white with Bill. This is not a "negative" it's an organized way of life. As with many, hats are assumed, some wear more than others; Bill has worn several hats – "hats supporting the ends" that make the means.

He has, does and will step in when called upon.

Thank you Bill!

IMPORTANT NOTICE:

Be wary of any calls, e-mails or letters you receive concerning your timeshare from any person or company you don't know. We have recently had owners report false messages that their interval was rented or could be rented. Others have reported receiving calls indicating that there was a purchaser for their timeshare, and all they need to do was send a check for the title fees. Still other owners have received messages from "timeshare advisory" companies, or posing as attorneys, claiming that they could recover money for the owner. If in doubt, check it out. Don't give money to anyone before reviewing the contract and having it reviewed by an attorney that you know and trust. Check out resale or rental companies thoroughly before providing them any information. To determine if a company has any relationship with your resort, or to determine the status of your interval or ownership, call Owner Services at 530-541-6700, ext 568.

ANNUAL MEETING

The Board of Directors would like your input regarding the Annual Owners' Meeting at Tahoe Seasons Resort. Would you like the meeting held during a weekday or weekend? Please Email or call us with your response to Kevin Miller (530)-541-6700 x593 or email at adm@tahoeseasons.net

RESERVE YOUR WEEK BEFORE YOU DEPOSIT IT

Owners that try to deposit their time with an exchange company without previously reserving their week through Central Reservations will receive a letter from the exchange company advising you of a problem and asking you to call your resort.

To avoid this, please call Central Reservations at 1-800-540-4874 and reserve your week, then either deposit it yourself or ask to have it deposited into the exchange company for you.

Remember there will be a processing fee for exchanging.

RESORT FEE CHANGES

As of September 1, 2011 the Owner/Exchange upgrade fee of \$55 will increase to \$60 to equal the Bonus Time rate. Extra towels will increase from \$7 per set to \$10 and the Season Downgrade Fee will be eliminated.

If you have not booked your use week for 2012, now is the time to start thinking about it! There are four convenient ways to make reservations:

- Call 1-800-540-4874 toll-free and speak to a Reservations agent, Monday through Friday 6am to 6pm, Saturday 8:30am to 4pm (all times are Pacific).
- FAX your reservations request to 1-949-587-2274, and a confirmation will be mailed to you.
- MAIL us your request, either by using the request card or writing a note with your requested dates.
- EMAIL your request over the internet to reservations@vriresorts.com
- Please ensure that you write "TSR Reservations" and your account number in the subject line.



Sending an Email to us?

We receive numerous spam emails and without a good identifying subject we are likely to delete the message without opening it. Please be sure to address the subject line in the following manner:

OWNER ISSUE – ACCT#

Interval International Rate Change

Interval International has announced a change to their domestic exchange fees for II members that reside in the United States, Canada, and the Caribbean beginning July 1, 2011. The Online fee of \$139 will be increasing to \$149. The Service Center fee of \$159 will be increasing to \$169.





Time Interval Owners' Association Board of Directors Regular Session Meeting Minutes June 6, 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:

Tom O'Brien, *Sr. VP. Of Resort Operations*
Dwayne Baty, *VP Financial Services*

Resort Staff:

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

Owners regular session:

Michael Wolf
Don & Mary Rathjen

II. APPROVAL OF AGENDA

The agenda was approved as modified.

III. APPROVAL OF PREVIOUS REGULAR SESSION MEETING MINUTES

There being no changes or corrections, the minutes of the Board of Directors March 7, 2011 regular session were approved as submitted.

IV. OWNER FORUM / CORRESPONDENCE

Mr. & Mrs. Rathjen wanted more information on extra availability.

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.

B. Reports / Financial:

1. Acknowledgment of Receipt of Financial Materials

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

2. Variance Report

Dwayne Baty reviewed the variance report. The net variance through March 31, 2011 is a positive \$67,802.

3. Delinquency Report

Management reported that as of May 11, 2011 the total number of delinquent owners is 1,341 and represents 16.7% of the owner base (8,007). There are 363 HOA owned intervals. The total non-maintenance fee performing number of intervals is 1,704 or 21.3% of the total owner base. The delinquency factor (not including the HOA owned intervals) from May 2010 was 14.6 % with 1,173 intervals.

C. Reserve Reimbursement

a. Reserves to Operating

MOTION: Roy Fraser moved to approve the transfer of \$11,828.02 from the Reserve fund to the Operating fund for Roof Exhaust Fans, outside lighting electrical work, 6th floor roof lighting work, electrical for snow melt drains, lobby bathroom design & computer replacement. The motion was seconded by Doc Thomas and approved unanimously.

MOTION: Gary Ransone moved to approve the transfer of \$15,292 from Reserves for Steve Jacobs Architect for the work on the Entry Door project. The motion was seconded by Doc Thomas and passed unanimously.

b. Ratifications

1) Miles Construction Front Entry Doors

MOTION: Doc Thomas moved to approve a not to exceed cost of \$270,343 from Reserves, for the Front Door project, four Public Bathroom Refurbishments and the Accessibility ramps for the Game Room/Bar Area. The motion was seconded by Roy Fraser and passed unanimously.

c. Approvals

1) Otis Elevator

MOTION: Gary Ransone moved to approve \$300,926 from Reserves, for Otis Elevator's quote for guest elevator modernization. The motion was seconded by Bruce Bergondy and approved unanimously.

2) ADA Signage

MOTION: Roy Fraser moved to approve \$11,000 from Reserves for production and installation of ADA compliant signage except for the hallways.

The motion was seconded by Gary Ransone and passed unanimously.

- 3) Loading Dock Repair, Parking Bay Resurfacing
MOTION: Roy Fraser moved to approve \$6,505 from Reserves for the loading dock repair & parking bay resurfacing. The motion was seconded by Gary Ransone and passed unanimously.
- 4) Partial Roof-top resurfacing repair & evaluation
MOTION: Roy Fraser instructed management to ask Hayesco for a recommended long term maintenance program and a written expectation of the performance of the product over a ten year period given the use of the roof top. Additionally, the written materials must be able to define tolerances for cracks and what is expected of each party to remedy such. If Gary Ransone signs off on the final written proposal, management is authorized spend \$35,000 from Reserves for this project. The motion was seconded by Gary Ransone and passed unanimously.
- 5) Ski shop Rental Equipment
MOTION: Doc Thomas moved to authorize management to spend up to \$7,000 for ski shop rental equipment for next year. The motion was seconded by Bruce Bergondy and passed unanimously.

VI. OLD BUSINESS

A. Advisors Position

Discussion tabled to a future meeting.

B. CC&R's/Bylaws Update

Management asked the Board to consider another modification to include in a proposed change to the Bylaws and that was to include language that would limit the number of Board seats that could be held by one individual or a corporate entity or vacation club. The Board agreed that such language should be added to the draft changes.

C. Inventory Reconciliation Update

Management informed the Board that 175 letters were sent out to the uncollectable accounts and only 6 owners have exercised their option and deeded back their intervals to the association and 3 paid in full. The Board agreed that management should investigate the possibility of working with El Dorado County to acquire intervals at future tax sales that are needed to help reconcile the inventory.

Representatives from El Dorado County requested a current owner roster to help them with their address management for County tax bills.

MOTION: Roy Fraser moved to authorize management to provide El Dorado County the Association's current owner roster so that they can compare their records to the Association's. The motion was seconded by Doc Thomas and passed unanimously.

The Board reviewed Jake Bercu's request to deed two

intervals needed for the reconciliation, to the association and then to have two Association owned intervals transferred to him. The Board decided to pursue the uncollectible accounts first before asking existing dues paying owners to turn in their intervals.

VII. NEW BUSINESS

A. Resort Fees

MOTION: Doc Thomas moved to approve the following fee changes; Owner/Exchange upgrade fee from \$55 to \$60, Extra Towels per set from \$7 to \$10, elimination of Season Downgrade Fee, all effective September 1, 2011. The motion was seconded by Bruce Bergondy and passed unanimously.

Vail Corporation has a possible interest in more rental rooms. Management will continue to pursue options.

VIII. OTHER BUSINESS

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

The next mailing is scheduled to go out around August 6th and will contain nomination forms and draft meeting minutes.

B. Future Meeting Dates

The Board confirmed the following future meeting dates:

Monday, September 12, 2011

Board meeting, Tahoe Seasons Resort at 9:00AM

The Annual meeting will be held @ Tahoe Seasons Resort; the date and time of the December Board and annual meeting will be agreed to at the September meeting.

IX. EXECUTIVE SESSION

The Board entered into Executive Session at 12:10 PM during which the Board approved the March 7, 2011 Executive Session Minutes, instructed management to communicate the Board's direction to the delinquent accounts that were reviewed and approved management's recommended ski shop incentive program as presented.

The Board returned to Regular Session at 12:25 PM.

X. ADJOURNMENT

There being no further business the meeting adjourned at 12:25 PM

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
Robert Stickel, 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.

Managed by Vacation Resorts International "Perfecting the Art of Hospitality"





Dear Tahoe Seasons Resort Owner:

This year the Owners will elect three (3) Owner representatives to serve a two-year term on the Tahoe Seasons Resort Board of Directors at the December 2011 Annual Meeting of Members.

An Owner Board representative should expect to attend four (4) regular quarterly Board meetings each year, one of which is followed by the Annual Member's Meeting, during his/her term.

If you are interested in being considered as a candidate, please complete the form on the back of this letter and return this nomination form by October 7, 2011 to Tahoe Seasons Resort Attention: Karen Frates.

The biographical summaries of candidates will be included with the meeting notice and proxy/ballot sent to the ownership at least thirty days prior to the Annual Meeting of Members.

You may send the completed form on the back of this letter to Tahoe Seasons Resort attn: Karen Frates, PO Box 16300, South Lake Tahoe, CA 96150 or FAX to 530-541-3143. **Please call or email to confirm we received your nomination form.** We will then re-type your statement into a word document so that font types and styles are the same as all other candidates at which time it will be sent to you one final time for last minute changes, corrections etc. Candidates will be listed in alphabetical order on the proxy card and in the newsletter, which is sent out in November for voting.

Thank you,
Tahoe Seasons Resort
Board of Directors

NOMINATION FORM

The following information is required by your Tahoe Seasons Resort Board of Directors to consider your name for nomination for the election of Board Members. Since space is limited in the meeting notice material, please limit your information to the following form. Please do not send a resume.

Thank you.

Name: _____

Address: _____

City/State/Zip: _____

Home Phone: _____ Work Phone: _____

Email address: _____

How long have you been an owner at Tahoe Seasons Resort? _____

Education/Work Experience

Relevant Experience

Objectives

In order to ensure that your name will be placed in nomination and will appear on the proxy for consideration by your fellow owners, this nomination form must be received by October 7, 2011. You may FAX to 530-541-3143, or mail to: Tahoe Seasons Resort Attention: Karen Frates. P.O. Box 16300 South Lake Tahoe, California 96151.