

**Treehouse Village  
Annual Meeting  
Johnson Creek, WI  
Dec 14, 2013**

Present:, Jack Malin, Art Iverson, Eric Lucht, David Clark, George Hunter and Dave Sheets.

Absent: Jim Koch

Owners in attendance: Randy Rygh, Dennis McEvoy, Sue Bednar, Paul Bergland, Annie Koleske, Mary & Jim Chesemore, Julie and Larry O'Connor, Terry Behlke, James Cheek, Pam and Pat Donkle.

The meeting was **Called to Order** at 2pm by Art.

A motion to approve the **Minutes** from the Dec 12, 2012 Annual Meeting was made by Eric. 2nd by Randy Rygh. Approved unanimously.

Art asked for a **Treasurer's Report**. David Clark indicated the transition from OSO to self-management has gone better than expected. Some of the expenses the board imagined were not as great as expected. With that stated, the estimated expenditures for 2013 are ~\$206,000 while we budgeted \$220,000. This allows us to roll over more than \$10,000 into the 2014 budget. This will reduce the annual fee to \$600/unit week. Several owners asked David about specific line items. He resolved the questions.

Art asked if we have enough votes for a quorum. Janet Hunter and Kay Sheets answered, yes. Art asked for the board member election results. Dave S named the top vote getters: James Chesemore and Sue Bednar. Art welcomed them and thanked Jim Koch for his years of service and especially his recent attention to the past due and/or lost owners.

Sharon Casey joined the meeting via tele-conference. Art asked to update the owners. She stated that Paul Hoppe was hired for maintenance and took over the housekeeping duties in late summer. He did an excellent job in both areas....until he became sick in late October. He passed away Dec 7th.....he is greatly missed. She went on to summarize the achievements the past year:

- As housekeeping supervisor, Paul re-vitalized the crew (better people/better results)
- Periodic steam cleaning of dining/living room furniture
- Interior walls have been cleaned...some need painting
- Window sills/screens have been cleaned
- Wax all floors
- Clean/wax fireplace tiles
- Spot clean carpet (full cleaning at shut-down)
- Repair/replace micro-wave/fans/lights
- Shower curtain(s) cleaned and/or replaced
- Replace toilet seats (coating peeling...???)
- Eight new lower level chairs in Dec 2013, 8 more in spring.
- THV Wi-Fi now available in Fitness Center (leaves off trees)
- Office has 'hot-spot'...faster internet
- A phone line turned off and close one email account
- Lower carpet in 205 replaced
- Blinds are being replaced
- Plan to stain decks during summer
- Penny is working out well as back-up in office

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She reiterated that owners should **NOT** use a 3rd party to dispose of their week(s). A couple of owners spent over \$1000 each....with NO results. Please contact THV office for alternatives. The donation of a week to the local PBS TV channel has been successful.

**Old Business:** The current Wi-Fi was discussed. Reception is less than adequate. It was noted that we have a 2 year contract (Jan 2014) with present system. The board will look into other options after that date.

**New Business:** David Clark asked if there were any questions about the 2014 Budget. Randy Rygh suggested a current 'balance sheet' be included with the budget. David agreed and read the totals from a recent balance sheet. Randy Rygh made a motion to accept the 2014 Proposed Budget. Sue Bednar 2nd. Passed unanimously. The 2014 Fee will be \$600/unit week.

Art advised the owners that affective Jan 1st, 2014 there will be a \$100.00 security deposit required. The occupant may supply cash/check/credit card. There were several instances this past year that required Sharon to enforce this rule.

Art asked for any questions/comments from the owners:

- Julie O'Connor stated there was some confusion about 'bonus time' in the office. She did not know who she had talked with. George said Sharon should be the lead person for 'bonus time' contact.
- The "No Smoking in Unit" fee should be increased to \$500 per occurrence.
- Can the webpage be used to sell/rent my week??? David Clark suggested the use of Facebook. It was also suggested that the 'photos' on webpage be updated.
- The revision to the Condo Docs involving "Rules and Regulations for Flex Periods" has been updated and adopted by the Board. It basically puts in writing what we have been doing for years; make a reservation one year in advance, if more than 8 requests-a lottery is required. Sharon will have a PDF copy available for any owner to review.
- There is a section in the Docs that requires the owners to vote during 2023 to continue as a timeshare, etc or if nothing is done, we will become 'owners in common'. The Board will continue to monitor the situation and take the necessary action to 2023.
- An owner was concerned about the condition of the golf course. Art stated that OSO owns the golf course and they would like to sell it and the Fitness Center. These two items are not in their prime objectives for the future. They purchased the golf course in hopes of relocating the 'clubhouse' to develop the lake front property that the clubhouse now occupies.

With no further questions or business, Art asked for a Motion to Adjourn. Sue Bednar made the motion and Janet Hunter 2nd. Passed unanimously at 3:16pm.