

**Treehouse Village
Board of Directors Meeting
Tele-Conference
July 19th, 2014**

Present: Jack Malin, George Hunter, Eric Lucht, Annie Koleske, David Clark, Sharon Casey, Sue Bednar, Jim Chesemore and Dave Sheets.

The meeting was **Called to Order** at 9:03 am by George.

George asked if there were any changes or revisions to the **Minutes** of the May 12th, 2014 meeting. Sue made a motion to accept as written. Jim 2nd. Passed Unanimously.

Dave Clark went over the 2nd Qtr Financial reports from Betsy. There was discussion about several items, notably the utility budget (which is over budget-due to extreme winter). Annie asked how units were rented. Sue stated that Sharon uses Craigslist and our webpage. Dave S made a motion to accept the **Treasurers Reports** as written. Sue 2nd. Passed unanimously. Due to Betsy having/using wrong email, Jim and Sue did not get a copy.

Sharon went to the outside of the Fitness Center and gave her **Management Report**. Some items she discussed:

- 3 housekeeping staff are Jamaican. Greg transports them to the resort.
- Bree will be stepping down as Supervisor and Greg will take over.
- Some of the comments from occupants are:
 - No TV in bedroom
 - Well equipped kitchen and good cookbook
 - Need fish cleaning house near water
 - Thermostat on basement heat
 - Static on radio
 - Sharon/staff do an excellent job
 - Ants in unit. It needs a professional treatment (ABC Pest Control was called)
 - Carpenter ants in 202 and 210 (will/did call ABC)

The 'extra-clean-up' charges are being documented and pictures taken.

Old Business The 'Security Deposit' was the next topic. Sharon will continue to obtain a credit card number or check for the \$100 deposit from THV owners. All others will require a \$200 deposit. The CC number/check will be destroyed upon inspection of the unit.

New Business The relocation of the 'office' to the Maintenance Building was suggested. A discussion of options and plans pursued. Jack suggested looking for a 'display' building that could be placed on 208 or 209 (since water/sewer should be in the area). There was concern about long term usage in the Maintenance Building without water/sewer facilities.

Jim made a motion: Before a 30-day notice (possibly vacate August 31, 2014) is given to OSO, dress up present space in Maintenance Building, have Annie determine the acceptability from OSHA/health department of part-time employees using a facility without running water/sewer on site but is close by. Sue 2nd. Passed unanimously with the understanding nothing will be done prior to these conditions being accepted.

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Storage for summer items in the winter was the next topic. Several thoughts were discussed. Sue has checked on renting storage units near the resort. A 6x10 unit has \$100 security deposit and \$25/mo rental. If a 12 month lease is signed, you get the 12 month free (11 x \$25 = \$275). Mileage will be paid to move items or a U-Haul trailer can be rented. Some of the winter items (snow-blower/shovels/etc) can be stored in summer. This will free up garage floor space. Jim made a motion to have Sharon/Jeremiah check local storage facilities in the area to find a unit(s) that will fit the need. Annie 2nd Passed Unanimously.

There was some discussion about Jeremiah taking an on-line course and then being certified to pest spray. The cost of the course/equipment/chemicals will be determined before the okay is given.

For the Oct 17-18 Finance/Budget meeting, the resort is full. Sharon will check with local motels to see about 8 sleeping rooms for Oct 17th and a conference room for the evening of Oct 17 and 6 hours on 18th.

Jim will resend his Insurance policy audit and have some recommendations and pricing at the budget meeting.

George wanted to thank Sharon for all she has done the past 3-4 months. He realizes it is above and beyond her 'normal duties'.

With no further business to discuss, Jim made a **Motion to Adjourn** at 11:25am. Sue 2nd Passed unanimously.