

**Treehouse Village
Board of Directors Meeting
Eagle River, WI
October 18, 2014**

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

The meeting was **Called to Order** at 8:01am by George.

A motion to accept the **Minutes** from the May 11th board meeting as written was made by Eric. Jack 2nd. Passed unanimously.

New Business

The proposed budget for 2015 was the first topic. Dave Clark and the finance committee went over the past years expenditures and recommendations for the upcoming year. There was some concern that the Reserve Funds have been depleted with recent expenses. After considerable conversation, Dave Clark made a motion to present a proposed 2015 budget (\$615/unit week for operating expenses/real estate taxes and \$60/unit week for Reserve Fund = \$675/unit week) to the owners at the annual meeting. Eric 2nd. Passed unanimously.

Management/Maintenance Report

George asked Sharon for a Management Report. She stated several housekeepers were let go, for different reasons. Mia Trott is presently the Lead Housekeeper.

The rentals on a YTD basis is \$6,000 over last year. A similar increase in charges for extra cleaning/occupants has been documented. George congratulated Sharon for doing a terrific job in these areas.

Sharon asked what the Board wanted to do about rental rates. After a short discussion, it was determined to maintain the same rates, for now. It will be discussed later.

Sharon wanted to know how to use Week 43 Unit 115 at LFR&C. It was suggested it be put into the flex week lottery for that week and the recipient be offered the week for the actual maintenance fee. It was also suggested that a THV Board Member attend the LFR&C Annual meeting. Date/time....????>

She advised the present email is inoperable. It was suggested we get a Yahoo or Gmail address. George will check into Gmail and see if emails to old address can be forwarded to a new Gmail account.

A new website with a 'secure' page for owners was the topic. It will be used to advise owners of Annual Meeting information in a more detailed form. Owners will email the office and be given the website info. The cost for this option is \$100/month. Jim made a motion to add this option to our website. Dave Clark 2nd. Passed unanimously.

Sharon suggested the "smoking fine" be increased to \$220. This will be posted in the 'Welcome Packet'. At the same time, the packet should have updated schedules for: pool hours (closures due to classes), golf course hours, massage therapy and the LFR&C library hours (George is going to contact president to add DVD's, books, etc to our "***Recreation Agreement***").

A mid-week cleaning will increase to \$85.00 at Sharon's request.

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The rate for excessive cleaning will increase to \$50/hour.

Tax should not be charged on a security deposit until it used to cover damages/cleaning.

Old Business

Some of the maintenance items presented:

- decks on 201 and 205 repaired and stained
- trimmed dangerous trees
- replace leaking sink in 201
- replace TV in 201
- Service/inspect fire extinguishers
- Replace corroded metal deck hangers
- clean out-dated material from pump house(s)
- repair leaking drain lines in 210
- Repair/replace retaining walls...203, 204 & 205

Items on the "To-Do" list:

- Continue with repair/replace retaining walls (in new budget @ \$2,000)
- Add crushed granite/edging (cost..???)
- Repair trim/wood on all and stain 2 units (in new budget @ \$1,000)
- Finish deck repair/staining x 6 units (in new budget @ \$6,500)
- Repair windows...if parts available.
- Moss still on roof of pump house near #202 (Dave noticed on Oct 18th)
- Boats
 - Store upside-down....on shore (place in water if reserved)
 - Bring all to Maintenance Garage for thorough cleaning
 - Paint THV stencil on exterior w/ #1, #2, etc.
 - Repair/replace transom board(s)
 - New oars w/ THV wood burned into paddle (then spar varnish)
 - Check registration dates/numbers (how many boats/canoes)

Housekeeping issues addressed:

- Condition of bedspreads (in new budget @ \$500...Sharon purchased 2-3 samples)
- Request for king-size beds/linens (in new budget x 2 @ \$3,500)
 - Dave will measure bedrooms
 - Board will determine what to do with queen beds
 - A number of hide-a-beds have damaged frames...???
- Stove/refrigerator replacements X 2 (in budget @ \$2,000....if needed)

New Business (continued)

With a request from Betsy: Any expense of a 'project' of \$200/material and/or 25 hours labor should be placed in the corresponding reserve fund account (Building/Grounds or Furniture/Appliance).

The addition of QB Live, so Sharon and Dave Clark can access our account was discussed. Sue made a motion to add this feature at ~\$20/month. Annie 2nd. Passed unanimously

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Sharon is going on vacation, Penny and Steve will cover the office.

Jim has done a review of our insurance policies and makes the following recommendations:

- Increase umbrella policy to \$2,000,000 (cost \$750/year)
- Increase coverage on garage to \$50,000 (cost \$83/year)
- In addition, the policy will have an ~5% increase.

A motion by Dave Sheets to implement these increases was made. Jack 2nd the motion. Passed unanimously.

With no further business, Eric made a motion to Adjourn at 12:47pm. Annie 2nd. Passed unanimously.

Next meeting:

Dec 13th	11am	Board Meeting
Dec 13th	2pm	Annual Owners Meeting
Dec 13th	~3pm	Board Meeting to set agenda/officers at Hi-Way Harry's, Johnson Creek, WI (I-94/Rte 26)

submitted: 22oct14/dbs