

**Treehouse Village  
Annual Meeting  
Johnson Creek, WI  
December 13, 2014**

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

Owners Present: Michael Raether, Dennis McEvoy, Janet Hunter, Paul Bergland, Kay Sheets, Julie O'Connor, Terry Behlke, Jim Cheek, Elaine Lucht, Angie Van Saylor, Lisa Delestienne, Dan & Patricia Donkle

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

Paul Bergland made a motion to accept the **Minutes** from the Dec 14th, 2013 as written. Elaine Lucht 2nd. Passed unanimously.

George requested Dave Clark give an overview of 2014 finances. He reported the resort encountered a 'break-ever' year-end result in the operational budget. The reserve funds took a nearly \$20,000 decline. He explained the rationale behind these figures. After some further discussion, Janet Hunter made a motion to accept the **Treasurer's Report**. Kay Sheets 2nd. Passed unanimously.

**Old Business**

Sharon was brought into the meeting via speaker phone. She presented her **Management Report**:

- The shower curtains have been updated with a pine cone design
- New toilet seats and toilet tissue holders have been installed
- New sheets and blankets
- Kitchen utensils/silverware consistent in all units
- Added platters/glassware
- Painted/repared two decks
- Retaining walls at three units replaced
- A service company performs insect/pest control
- Pump houses insulated/cleaned/organized
- Office in maintenance garage painted/organized
- Chemicals now stored in pump house #2
- Several hazardous trees have been removed
- Moss removed from roofs
- A dishwasher was replaced
- The laundry rooms are being cleaned/painted
- Several support brackets were replaced - others cleaned/painted
- Anthony Drive is being snowplowed
- An electrical repair was done to well #2

Several questions from the floor:

- Can we get a fish cleaning house? No property/water/sewer available.
- Are pot/pans updated?? Yes, all units are supplied.

With no further questions/requests from Sharon. Kay Sheets made motion to accept the Management Report. Terry Behlke 2nd. Passed unanimously. Sharon was wished a Merry Christmas and left the meeting.

George advised the owners that the Board was considering a "up-charge" for the use of a credit card to pay maintenance fees. The association is absorbing in excess of \$1500/year in bank fees. It is not fair to owners who pay via cash/check. Some discussion ensued. The Board will review and decide by mid-2015.

**Treehouse Village  
Annual Meeting  
Johnson Creek, WI  
December 13, 2014  
Page Two.**

George asked if there was any other old business. Dave S presented Eric Lucht with a Thank You card for his 25 years of service to THV. He was given a round of applause. Dave also presented Jack Malin with a similar card for his 15+ years of service. Again, a round of applause from the owners. George went on to thank each of them for the tremendous knowledge and experience they gave to the association. They would be welcome to return to the Board.....if they so desire.

There was some discussion by Angie Van Saylor about a situation that occurred in early 2014 about her unit(s) and deposit of said weeks. George spoke with her in Jan/Feb and presently the situation is resolved.

**New Business**

George asked Dave S is we had a Quorum (96 proxy votes). Dave advised, yes he had 106 proxy cards.

With that information, he asked Dave S for a tally of Board of Directors vote. Dave responded:

- Being elected to a 2 year term is Terry Bomkamp
- Being elected to a 3 year term each are:
  - Annie Koleske
  - Dennis McEvoy
  - Dave Sheets

George welcomed the 'new' members and thanked all for volunteering their service to the association.

The 2015 Budget was the next topic for discussion. Dave C went over several line items:

- Rental of past due units and how the funds are accredited
- The initiation of a 'Bad Debit Reserve Fund" and how it will operate

He addressed the reasoning for the \$615 Operation Budget and the same for the \$60 Reserve Fund. The total being a \$675 proposed Maintenance Fee for 2015. With no further questions/discussion Julie O'Connor made to accept the proposed budget of \$675/unit week. Elaine Lucht 2nd. Passed unanimously.

George asked if there was any further business. Elaine Lucht stated the association should be 'Thankful' for the time and effort George has given the association. He was relatively new to the Board when he became President and his done a marvelous job. The attendees gave him a round of applause.

With no additional business, Janet Hunter made a motion **Adjourn** at 3:28pm Kay Sheets 2nd Passed unanimously.