

**Treehouse Village
Board of Directors Meeting
Tele-conference
July 13, 2015**

Present: George Hunter, Terry Bomkamp, Dennis McEvoy, Jim Chesemore, Annie Koleske, Sue Bednar, Marcy Chuckel and Dave Sheets.

Absent: David Clark

The meeting was **Called to Order** at 7:00 pm by George.

The **Minutes** from the March 28th, 2015 meeting. Jim made a motion to defer the approval until the Oct. Board Meeting. Sue 2nd. Approved unanimously.

Since David Clark was not available, George reviewed some items for the **Treasurer's Report**. He clarified the number of weeks used for accounting purposes. The 'new' line item #1230 'Allowance for Bad Debit' was discussed. The expenditures for the 2nd half of 2015 should stay about \$94,000 (same as 1st half). Other line items were examined and discussed. Jim made a motion to approve the information George discussed for the Treasurer's Report. Sue 2nd. Approved unanimously.

George asked Marcy to begin with her Manager's Report.

Her list of items:

- Purchased mattress covers, queen-size egg crate foam for each unit (it is in master bdrm closet), a couple card tables, coffee makers, garbage can tops and other small items.
- Deck furniture has been cleaned and looks good.
- Gas grills cleaned and parts replaced (it was suggested to paint with High Temp paint).
- Hide-a-beds purchased in 2010....one needs a frame. Guarantee/receipt are being checked.
- 2 decks (202 & 203) are scheduled for staining. Sue made motion to approve bid at \$1500/each. Terry 2nd. Passed unanimously.
- Bid to install gutter over walkway on 202 @ \$712 + Leaf Guard @ \$384 = \$1096.00. Discharge to be away from septic area.
- Carpenter ants found in pump house near 201. ABC Exterminators treated area. Too much condensation in room: open vent on roof, add a dehumidifier (drain to softener discharge pipe).
- L&C made spring A/C spring inspection and will do fall inspection on this contract.
- OSO has replaced net on tennis court and cleaned/painted the surface (red). Also, they have started activities for THV guests.
- The note of #3 tee has NOT been installed. Jim will contact Ian.
- The old credit card company claims we have a contract, Marcy requested copies.
- Housekeeping is without subs. Jeremiah and Marcy have helped when needed.
- Holiday pay: Sue made a motion to pay workers double-time if they work on a holiday. Jim 2nd. Passed unanimously.
- Rentals/Sales/Trades are down from last year. She has listings on Facebook and Craigslist....to gain exposure.
- Due to Wisconsin State Law: the salt and pepper shakers had to be removed. A note will be inserted into the pre-arrival letter.
- ATV's are being approved in/around the Eagle River area. Jim made a motion to have Marcy advise the township that the THV Board is in favor of such a resolution. Sue 2nd. Approved unanimously.
- Mailing address: 3801 Eagle Waters Dr. Physical Address: 1565 Anthony Drive Shipping address: 1549 Anthony Dr.

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Old Business

There was a discussion pertaining to past-due owners. Collections will continue. Marcy will check on status of boat repairs (transom). New oars/life jackets and canoe paddles have been purchased.

New Business

George had requested ideas to generate sales of the Flex-weeks. Dave had submitted a "1/2 Sale" suggestion. After some discussion, Sue made a motion to draft a '1/2 Price Sale' flyer to post on website and add to pre-arrival letter. Annie 2nd. Passed unanimously.

The Flex-Week Reservation instructions was the next topic. It was suggested each Board member review and bring suggestions to the October meeting.

The Stein's transfer of 4 Flex weeks to a shell company can NOT be stopped. A discussion about our options occurred. Sue then made a motion to allow Marcy the flexibility to recover the 4 deeds. Jim 2nd. Approved unanimously.

With no further business, Sue made a motion to **Adjourn** at 8:37 pm. Annie 2nd. Passed unanimously.