

Treehouse Village Resort Association, Inc. DRAFT
2016 Annual Meeting
Saturday, December 10, 2016

Present: George Hunter, Sue Bednar, Terry Bomkamp, Dennis McEvoy, Dave Clark, Jenni Chamberlain-Resort Mgr.

Not Present: Jim Chesemore and Annie Koleske

Call to order at 2pm. by George:

Quorum reached with ballots. Five people present plus board members, resort manager and spouses.

Motion to approve Minutes from 2015 Annual Meeting Sue, Steve 2nd, Approved

Treasurer's Report:

- Concern with delinquent maintenance fees of \$130,000,
- Increase marketing efforts for rentals, the current rental rates are comparable with the market
- Motion to approve Treasurer's Report Wayne, 2nd Steve Discussion Approved

Management Report:

- Thanks to owners, board, and staff
- Introduction of resort manager
- Office Hours:
Weeks 1 – 22 and 41 – 52 Monday - Friday 11am - 4pm
Weeks 23 – 40 Monday - Thursday 11am - 4pm, Friday 11 am – 2pm, Saturday 2pm -4pm
- ATV/UTV trails opened in Washington Township May 2016
- Rental availability can be found on www.treehouse-village.com.
- Computerized property management system will be used in 2017.
- Reminder to check dates for 2017 due to week 53 in 2016
- Owners feedback is encouraged
- Pool repair is planned for April of 2017. The pool is owned by OSO, and agreement is in negotiation between Treehouse Village Resort, Lake Forest and OSO. OSO will fund 50% of the pool repair with Treehouse Village and Lake Forest paying the remaining 50%. Treehouse Village Resort will pay \$2,500 over 2 years.
- Bed replacement- discussion on king bed, not feasible because of space. Option is to move twin beds together to make a king. Funding not allocated to replacements at this time. Replacements will be addressed as needed.
- Motion to approve Management Report Janet , Patti 2nd Approved

Election of candidates:

139 weeks returned, quorum achieved, Jim Chesemore, Terry Bomkamp and Sue Bednar elected

Budget:

\$710 Maintenance Fee proposed

Motion to approve 2017 budget Janet, Bonnie 2nd Discussion Approved

New Business:

- Flex Week Policy - Change presented which starts in 2018.
- Discussion related to Sunset Clause which comes into place in 2023.

Motion to Adjourn: Steve, Patti approved