

## **Treehouse Village Resort Association, Inc.**

Board of Director's Meeting AM  
Saturday, December 10, 2016

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

**Call to order** at 9:13 am by George

### **Approve Minutes from Past Meeting:**

October 14-15, 2016 Minutes- Motion to approve, Sue, Jim 2<sup>nd</sup> Approved  
November 7, 2016 Minutes- Motion to approve, Sue, Annie 2<sup>nd</sup> Approved

### **Treasurers Report:**

The balance sheet is satisfactory for 2016 as compared to 2015.  
Cash flow for year end 2016 will be enough to make it through the year without borrowing money.  
Jim motions, Sue 2<sup>nd</sup> Approved

### **Management Report:**

- Annual mailing was mailed on November 17<sup>th</sup>. Three board positions are expiring. The three nominees are: Jim, Terry and Sue
- Promotion of the area and owner information on Facebook.
- Office hours changed to 11:00 a.m. to 4:00 p.m. November 2016.
- Lodgical property mgmt. software will be used starting January 2017.
- 204 and 210 gutters were installed on November 17, 2016.
- Approval to use a couple of THV owned weeks for donations for marketing and goodwill.
- Recommendation to market Treehouse Village owned flex weeks to current owners for the cost of 2017 maintenance fees for 2017 usage or trade. One owner is currently interested for trading purposes.

Motion to approve, Annie, Sue 2<sup>nd</sup> Approved

### **Old Business:**

- Revision of flex time rules, Motion to approve Jim, Sue 2<sup>nds</sup>, Approved
- The insurance policy was reviewed and limits were increased per board recommendations.
- Reduction negotiated and rent lowered to \$850 for office space at Rec Center completed by Annie

### **New Business:**

- AR's- Delinquent owners- David will look at lien document related to the process.
- Meeting Dates- Board Meetings- February 20<sup>th</sup>, April 21<sup>st</sup>, 22<sup>nd</sup>, July 17<sup>th</sup> October 13<sup>th</sup>, 14<sup>th</sup> Budget Meeting December 9<sup>th</sup>
- Monthly Mangers Meeting- Every 3<sup>rd</sup> Monday Starting January 16<sup>th</sup> except months that have a board meeting and September
- OSO Proposal for managing Rec Center. Committee needed to research this option.
- Sunset clause, table to future meeting. 2023.
- Internet usage is limited per device due in order not to have overages in data plan.

**Motion to Adjourn at 12:03 pm:** Dave, Sue 2<sup>nd</sup> Approved

**Treehouse Village Resort Association, Inc.**

Board of Director's Meeting PM  
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 3:12 pm by George:

Officers and committees will remain the same as 2016.

President – George Hunter

Vice President – James Chesemore

Treasurer – David Clark

Secretary – Terry Bomkamp

Committees\*

Finance – David Clark (Chair) and Terry Bomkamp

Repair/Replacement – James Chesemore (Chair), Sue Bednar and Dennis McEvoy

Marketing/Sales – Annie Koleske (Chair) and Sue Bednar

Liaison (w/LFR&C) – James Chesemore and Terry Bomkamp

Owner Communications Committee – David Clark (Chair)

\*President and Resort Manager are ad hoc on all committees.

Terry, Sue 2<sup>nd</sup> Approved

2017 Board Meeting Dates:

- February 20, 2017
- April 21-22, 2017
- July 17, 2017
- October 13-14, 2017 Budget Meeting
- December 9, 2017 Annual Meeting

Motion to accept proposed meeting schedule Sue, Dave 2<sup>nd</sup> Approved

**Motion to Adjourn at 3:20pm:** Sue, David 2<sup>nd</sup> Approved