

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

Board of Director's Meeting Draft

Friday, Saturday October 14-15, 2016

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

Call to order at 3:01pm. By George

Recessed to finance committee 3:02pm-7:54pm

Reconvened finance committee 8:41am

Motion: Treasurer presents budget with owner assessment maintenance fee of \$710 per unit week a 2.2% increases from last year fee of \$695

Sue 2nds, motion carries

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

Approved July 2016 Minutes

Motion to approve Sue, Jim 2nds ' Approved.

### **Treasurers Report:**

YTD- through 3 qtrs. Anticipate sufficient cash to meet the financial needs to complete the 2016 year.

Motion to approve to borrow money from the building/grounds furnishing reserve as needed to be paid in 2017 including interest at 2% interest. Terry 2<sup>nd</sup>, motion carries

Sue motions, Dennis 2<sup>nd</sup>

Treasurer's report approved.

### **Management Report:**

*Information reported to board in August and September 2016 during Teleconference updates:*

#### **Marketing**

- The Facebook account for Treehouse Village was updated and posted on a weekly basis to promote the Eagle River area, give information to owners and potential renters.
- Treehouse is a member of the Eagle River Chamber of Commerce which will continue in 2017. This is a good organization to work with to promote our property and community as well as networking.

#### **Property Management System**

It is recommended to upgrade to a Property Management System in 2017 to increase office efficiency and accuracy.

Lodgical is a property management system which is used by quite a few of the properties in the area due to ease of use and value.

#### **Elections**

Postcards for nominees for the 2016 elections were sent out on August 30, 2016. There are three positions open for the 2017-2019 term. Terms expire for Jim, Terry and Sue. To date I have received one biography from Terry. The biographies must be emailed or postmarked by Monday, October 10, 2016.

#### **Maintenance**

- 204 Staining – being done this week
- 206 rail top was sanded. The deck needs to be on the schedule for next year.
- Units 206 and 207 had the netting extended on the decks help prevent golf ball damage.

*Information reported on Oct 14, 2016*

#### **Elections**

Three board positions are expiring. We received three bios, one from each board member whose term is expiring: Jim, Terry and Sue.

## **Maintenance and Housekeeping**

- Maintenance is working on changing over to winter, including winterizing equipment when he is finished with it for the season and storing deck furniture.
- Units are being cleaned in a timely fashion and we have received good reviews from guest/owners.
- The housekeeping staff viewed a video for the handling of blood borne pathogens.

## **Old Business:**

Motion by Dave: Take back fee for 2017 is to be \$2100 which including closing cost for any deed returned to THV. The window of opportunity ends 1-31-17. This opportunity is only available to owners that are in currently in good standing. Terry 2nds. Carries.

Flex time Policy Review: New policy has been drawn up and will be reviewed and voted on at December board meeting.

Policy Manual Review: In Process.

Reserve Fund Planning Completed.

Letter from the board: George will draft.

Motion pet fee and smoking fee is now \$250, Jim, Sue 2<sup>nd</sup>. Motion carries.

## **Adjourn:**

Motion to adjourn at noon. Jim 1<sup>st</sup>, Sue 2<sup>nd</sup>. Approved.