

**GRAND TIMBER LODGE OWNERS ASSOCIATION
BOARD MEETING MINUTES**

THURSDAY, FEBRUARY 24, 2005

Attendance

Board Present: Tom Wood, Rob Millisor, Mike Dudick

Advisory Committee Present: Carolyna Smiley-Marquez, Chris Maciejewski, John Turner, Jerry McCabe, Jon Colbeth, Daren Bunn, Dennis Miller, Paul Joyce, and Jayne Weiger

Management Present: Kit Armour and Lisa Vaughn

Absent: Marty Leeke

Call to Order

Rob Millisor called the meeting to order at 7:06 p.m.

Changes to Agenda

There were no changes to the agenda.

Minutes

Mike Dudick motioned to approve the minutes of the November 13, 2004 Board Meeting. Rob Millisor seconded the motion and all approved.

Unaudited Financials

Rob discussed the current January financials that Kit brought to the meeting. Rob discussed the balance sheet and said that current assets looked good.

Daren asked about the \$20,000 in the insurance column. Kit answered that it was a timing issue due to the billing.

Kit discussed each line item on the income statement 5 months out.

Kit said that the pool covers are being fixed as we speak. Kit discussed the maintenance person that was on staff doing the fire alarm inspections no longer is working for the company. Kit said that we now have a contract with a fire inspection and alarm monitoring company and we will see more on the budget. Kit said that the shuttle department is saving money and Lisa is overseeing the department.

Kit said that she has been interviewing for the security officer for the property. Daren asked if there was any guidance from management on how he does the property security. Kit answered that management has input, however this position works with very little supervision.

Tom Wood motions to accept the unaudited financials. Mike Dudick seconded the motion and all approve.

Old Business

Dues Collection Update

Kit ran a new delinquency report before the Board meeting and it was 1.5 percentage points better than a month ago. Kit said that the delinquency rate is something we will continue to work on.

Kit talked about the collection agencies and the issue with the attorney general and charging collection fees. Kit said that the attorney general has the opinion that the collection company or associations should not charge a collection fee. Kit added that GPLR (Gold Point Lodging & Realty) has stopped sending past due accounts to collections for now. Mike Clowdus, an attorney, is working with a couple of resorts to approach the attorney generals office with this issue.

Kit talked about another collection company that would charge only 18% - 20% collection fee to the HOA on past due accounts. Rob added that we would rather collect on these accounts than take the property back. Rob said that it usually takes up to 2 years on foreclosures and cost around \$1,500. Rob added that the management company rents the delinquent weeks to pay back the HOA dues.

Tom said that we need a good process in place before the developers change over to the homeowners.

Kit said that we send delinquent accounts over to collections only after we have tried to recover the account in-house.

Tom motioned to continue to send delinquent accounts to collections. Rob seconded the motion and all approve.

Carolyna wanted to have more information so we can learn why owners are not paying their HOA. Mike Dudick said he would try and get that data for the Board.

Project Status

Kit talked about the entrance mats that housekeeping purchased. Kit said that we are saving \$1,500 to \$2,500 per month with cleaning our own mats.

Jon asked about the leak on the ceiling in the building 5 pool area. Kit said that it was due to condensation on our air exchangers. Kit said that the problem is being looked into.

Dwight asked about the air handler noise outside building 5. Kit said that a muffler was just installed on the air handler and we are continuing to look at it.

Comments were made regarding the shower heads in building 6 and would like the construction manager, Mike Hayes, to look at other options.

Tom commented that he was glad to see that mattresses were replaced in buildings 1 and 2. Kit added that furniture would be replaced as needed.

Tom asked about the furniture that was removed and if we give it away to charity and if we get credit for that. Rob said that he would look into that.

Kit said that she was ordering new signs that tell guests/owners not to take ski equipment into the units. Kit suggested putting rubber mats inside the units for ski boots to help maintain the carpet.

Tom motioned to get mats for the units. Rob seconded the motion and all approved.

Rob announced that Building 7 is on schedule and looking to get the certificate of occupancy on May 3, 2005. Rob added that the first occupancy is scheduled for May 27, 2005.

Chris asked if building 1 hot tubs are working. Rob answered that they are working but more work is needed which will be done in the spring.

Dwight asked about the construction finishing stages and at what point does the HOA take over for the property rather than the developer. Rob said that the developer pays for the completion of the property as shown on the building plans.

Dwight said that there needs to be a clear cut statement on who pays for what. Rob said that it is not that simple. Rob said that there is some gray area like adding wireless internet and who pays for it. Rob added that we do not advertise having wireless connection during the sales process. Rob added that as a developer we are going to deliver a finished product.

Tom said that when the developer feels they are complete then the board will do a punch list or a walk through. Rob said it would be hard to do a walk through on building 3 since it has been open for years. Rob said he would use the building plans as being a completed property.

Dwight asked if there was a loss to the HOA since building 6 did not open on time. Mike said that it was only a six week delay.

Dwight asked at what percentage does the property transfer over to the HOA. Rob answered that at 75% sold out.

Tom suggested that we have a process of completion and a fair split between the developer and the HOA to add wireless internet connection.

Action Item List

Action Item #28 - 10% increase per building – item closed

Action Item #27 – 18% of dues – item closed

Action Item #25 – still working on

New Action Items

- Assessed value of the condos
- Written process of completion
- Fair cost split for wireless internet service on property
- Data on who and why owners have not paid their dues
- Have construction look at different shower heads other than what is in building 6.
- What benefits do we get from donating old furniture?

New Business

Rob said he would bring all options to the board regarding getting wireless internet connection on property. Dennis asked why not charge people for wireless usage. Rob answered that he thinks that is a good option.

Rob discussed the floating weeks and that we need our weeks to match the Interval International week calendar. The Board wants to have Grand Timber Lodge and Interval International weeks match.

Tom motioned to move forward in changing Grand Timber Lodge calendar weeks to match Interval International weeks. Mike Dudick seconded the motion and all approved.

Tom discussed the state bill 100 that could have a significant affect on the HOA. Tom wanted the Board just to be aware of the bill. There was a discussion over the state bill.

Kit discussed a correspondence letter from an owner. Kit said that Midge owns 12 weeks and she wanted to give the Board some feedback. Kit said that Midge had asked about getting an additional channel like HBO. Kit added that the additional channel would cost \$800 (one time fee) and would be an additional \$3.50 per unit per week added on to homeowner's dues.

The Board wants to stay with the basic cable that we have now.

Comments to/from the staff

Dennis asked why the customer service ratings were down. Kit said that it could be the remodel we were doing in building one and also the wear and tear of the older buildings.

Next Meeting

The next meeting was scheduled for Saturday, May 14, 2005 at Grand Timber Lodge boardroom, 10 a.m.

Adjournment

There being no more business, the meeting was adjourned at 9:00 p.m.

Minutes Prepared by Lisa Vaughn

Tom Wood, President