

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

Wednesday, January 31, 2007

Attendance

Board Present: John Turner, Tom Wood, Rob Millisor, and Mike Dudick

Advisory Committee Present: Marty Leeke, Carolyn Smiley-Marquez, Chris Maciejewski, Jerry McCabe, Gerrit Mahsman, Tom Endres, and Fred Rosa

Management Present: Kit Armour and Lisa Vaughn

Absent: Dwight Brothers, Daren Bunn, Midge Korczak, Dennis Miller, and Lew Phinney

Call to Order

John Turner called the meeting to order at 7:03 p.m.

Changes to Agenda

There were no changes to the agenda.

Minutes

Mike Dudick motioned to approve the minutes of the November 11, 2006 Board Meeting minutes. Rob Millisor seconded the motion and all approved.

Unaudited Financials

Kit discussed the unaudited financials from December 2006.

Kit went through a few lines items.

- Shuttle savings continues to go up.
- Insurance – timing issue on billing.
- Housekeeping is saving \$58,000 on budget.
- Unit natural gas costs are down partly because of the snow melt sensors were installed by approximately 50% and gas prices are lower this year.
- Unit cost per cleans are down.
- Bonus time income is up more than anticipated.

The Board applauds the Housekeeping Department on the savings to budget.

Kit discussed the five year plan to retire the Operating Fund Deficit.

Old Business

Dues Collection Update

Kit said that the delinquency report was not accurate due to challenges with the mailing house being 30 days delayed with sending statements to owners.

Kit wanted to discuss being able to accept credit cards for payment for Homeowner's Association Dues. Kit added that the statement would show a 3% higher payment and then below a discount if they wanted to pay by check or cash. Kit said it would be explained on the statement very clearly.

Tom Wood motioned to increase the dues statement 3% for paying with a credit card with a clear explanation of deduction if paying with check or cash. Mike Dudick seconded the motion and all approved.

Kit said that she was also looking into auto transfers from banking accounts for paying for the dues.

Project Status

Housekeeping Report

Kit asked for any questions regarding the project reports.

Kit said that the cost per clean report was included in the board packet.

Maintenance Report

Tom asked about the cost of the roof repairs and who was paying for it. Rob answered that if it turned out to be design flaw that the developer would pay for repairs.

Rob said that unit 112 is being remodeled and will be ready by June or July 2007.

Office Center

Kit said to expect an email next week for a vote from the Board.

Kit said the wireless on property is a great income for the Homeowners' Association and is also paying for itself.

Tom asked if the Board Room in Building 2 was being used. Kit answers that yes it is by some owners and staff meetings and the Owners Education Program we provide every week.

Action Item List

#40 – closed 1/31/07

#52 – closed 1/31/07 – Board does not want to manage investments

#61 – closed 1/31/07

#63 – closed 1/31/07
#64 – closed 1/31/07
#65 – will email next week

New Action Items

- Show winter weeks with events that are happening in town on the booking software.
- Online week swap system with split weeks.
- Letter to owners about booking system proposal presented to the Board.
- Inventory list of items in unit inside the binders.
- Need towels in men's locker room Building 6 and hamper for dirty towels.

New Business

Vacation Guard –

Kit discussed the benefits of having vacation insurance options for owners. Kit said that we had a lot of cancellations due to weather and highways closing this year.

Kit said that Vacation Guard is for timeshare owners and it costs \$59 per year whether for a 2 or 3 bedroom unit and up to 8 weeks of ownership. Kit wanted to have it added on the homeowners dues statement as an opt out option.

There was a room discussion. The Board does not want to have it on the billing statement as an opt out.

ResortPal™ –

Rob discussed the problems that we had during winter booking day this year with ResortPal™. Rob added that the system crashed and we had to go to call and request booking.

Rob wants to go to a lottery system for booking day which gives the owners a 30 day period to enter their choices and then it randomly picks weeks for owners after the 30 days.

There was a discussion regarding the booking system

The Board wants the management company to have a recommendation for the new booking system for the May Board Meeting.

The Board also wants the management company to send out a letter to owners about the booking day system proposal presented to the Board.

Comments to/from the staff

Marty wanted to commend Kim from housekeeping for the nice note she left in his unit upon arrival. Marty wanted to let management know what a great experience that was.

Marty would like to have an inventory list of items in the unit. Rob said he did not want to have owners having to do a check list of inventory during their stay. Rob said we could provide a list inside the binders in the units.

Chris would like to have towels provided in the day use men's locker room in Building 6.

Next Board Meeting

The next Board Meeting date was scheduled for Tuesday, May 15, 2007 at the Barclay Towers at 7:00 p.m.

Adjournment

There being no other business, Mike motioned to adjourn, and Tom seconded the motion. All approved and the meeting adjourned at 8:28 p.m.

Minutes Prepared by Lisa Vaughn

Dwight Brothers, Secretary