

**THE TIMBERS CONDOMINIUMS OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS REGULAR MEETING**

**Springhill Marriot  
Salt Lake City, UT**

**March 24, 2017 – 1:00 P.M. (MST)**

**March 25, 2017 – 9:00 A.M. (MST)**

**MINUTES**

**I. CALL TO ORDER AND ESTABLISH QUORUM**

Board President Mike TenEyck called the meeting to order at 1:05 p.m. on March 24, 2017. A quorum was established with the following in attendance:

**Board Members Present:**

Mike TenEyck	President
C. Kelly Pearce	Vice President
Gordon Bown	Secretary
Alma Ernst	Treasurer
Earl Cluff	Director

**Management Company:** Trading Places International, LLC.

Richard Johnson	Director of Resort Operations
Reid Hymas	Resort General Manager

**Others Present:**

Doug Oviatt	Attorney with Terry Jessop & Bitner (Friday)
Al Knight	Owner (Friday)
Roy Bosley	PROMAC (Saturday)

**II. APPROVAL OF AGENDA**

Mike TenEyck reviewed the agenda and explained that agenda items might be moved depending on time constraints.

*A motion was made by Kelly Pearce and seconded by Earl Cluff to approve the March 24<sup>th</sup> and 25<sup>th</sup> 2017 agenda. The motion was approved by a unanimous affirmative vote.*

**III. UPDATE OF ASSOCIATION DOCUMENTS**

A discussion was led by Doug Oviatt on the second amended and restated By-Laws of the Timbers Condominiums Owners' Association, Inc. and the third amended and restated declaration for the Timbers Condominiums and Timeshare agreement. The

board and management went through the two documents page by page. A number of changes were made including: spelling, punctuation and dates. During the discussion, the following motion was made:

*A motion was made by Gordon Bown to change the amount in section 4.01 of the By-Laws from \$25,000 to \$50,000 for the purchase or sale of a capital item. The motion was seconded by Alma Ernst and was approved by a unanimous affirmative vote.*

After the documents were reviewed Mike TenEyck thanked Doug and the board for all of their work on amending the documents. Doug Oviatt will be providing the board with a final version of the documents to be reviewed at the next board meeting. Doug Oviatt informed the board of the foreclosure process including judicial and non-judicial and estimated costs to foreclose on a timeshare interval in Idaho. Doug Oviatt was excused from the meeting. The board discussed foreclosure options. After some discussion, the following motion was made:

*A motion was made by Gordon Bown to start the foreclosure process on up to 300 intervals pending bids from two law firms and giving Richard Johnson the authority to use the lowest bid to start the foreclosures. The motion was seconded by Earl Cluff and was approved by a unanimous affirmative vote.*

#### **IV. EXECUTIVE SESSION**

The board went into executive session at 4:45 to 5:15 p.m. Richard Johnson and Reid Hymas were excused during the executive session.

#### **V. ADJOURN MEETING**

*A motion was made by Earl Cluff and seconded by Gordon Bown adjourn the March 24, 2017 Board Meeting at 5:15 p.m. (MST). The motion was approved by a unanimous affirmative vote.*

#### **VI. CALL TO ORDER AND ESTABLISH QUORUM**

Board President Mike TenEyck called the meeting to order at 11:10 a.m. on March 25, 2017. A quorum was established. All were present from the previous day except Doug Oviatt and Al Knight.

#### **VII. NEW CLUB HOUSE UPDATE, REVIEW AND DISCUSSION**

Previous to the meeting being called to order Roy Bosley had given a presentation on the steps and processes needed to start and finish the Club House and for well to be installed. Roy was dismissed before the meeting was called to order. The board discussed the information from Roy in great detail. Richard Johnson reviewed with the board the financing options to fund the Club House. After much discussion, the following motions were made:

*A motion was made by Gordon Bown to authorize Roy Bosley to do a cost check with vendors for the Club House. The motion was seconded by Earl Cluff and approved by a unanimous affirmative vote.*

*A motion was made by Kelly Pearce to secure a loan from Colebrook Financial in the amount of \$750,000 and to spend \$750,000 of the Association monies to fund the Club House (\$220,000 from the Capital Improvement Fund, \$250,000 from the Reserve Fund and \$280,000 from the Operating and Contingency Funds). The motion was seconded by Earl Cluff and was approved by a unanimous affirmative vote.*

## **VIII. APPROVAL OF MINUTES**

### **December 10, 2016**

*A motion was made by Earl Cluff and seconded by Kelly Pearce to approve the minutes of the December 10, 2016 board meeting as presented. The motion was approved by a unanimous affirmative vote.*

### **February 23, 2017 Conference call Board Meeting**

*A motion was made by Alma Ernst and seconded by Kelly Pearce to approve the minutes of the February 23, 2017 Conference call board meeting. The motion was approved by a unanimous affirmative vote.*

## **IX. REPORTS**

### **A. Financial Reports**

#### **1. February 2017 Unaudited Financial Statement**

Richard Johnson reported the month-end February 28, 2017. The financial statement reflect that the Association is operating with a favorable variance to budget in the amount of \$63,253 for the five-month period. Year to date revenue is just under \$13,902 ahead of budget. Total operating expenses are \$49,351 under budget year to date.

#### **2. Delinquency Report**

Richard Johnson indicated the delinquency rate for the first five months is 17.22% compared to 17.18% in February of 2016.

#### **3. Reserve & Replacement**

The board reviewed the Reserve and Replacement fund which at February 28, 2017 had a fund balance of \$496,530.

#### **4. Collections Report**

Richard Johnson told the board that Meridian had collected year to date \$26,718 from delinquent owners.

#### **5. Occupancy Reports**

The board reviewed the occupancy for the previous months.

#### **6. Rental Report**

Richard Johnson reviewed with the board the year to year rental comparison spread sheets. Rental income is \$11,264 ahead of last year's year to date rental income.

#### **7. Inventory Report**

The board discussed the HOA inventory. Currently the HOA has 61 intervals and 280 uncollectable intervals.

#### **8. Comment Cards**

The board reviewed the RCI comment cards. The resort currently has the Hospitality designation from RCI. Reid Hymas reviewed the comment cards with the Board.

### **B. Management Report**

#### **1. GM Report**

The on-site management report highlights included the following:

- Update on the costs and repairs of the Bobcat and the purchase of the new blower attachment.
- Update on clearing the road between the Timbers and the IPVA. Reid has spoken with Darren Funk the IPVA board president but the road was not cleared.
- Updated the board on the new floor in the entrance way of the office.
- Reid reviewed the items in the board packet that he has received bids on and his recommendations. The board talked over the power washing of the buildings and the impact that could have on the siding. After some discussion, the following motion was made:

*A motion was made by Kelly Pearce to authorize TPI and the resort management to prioritize and spend up to \$110,000 on improvements to include wash and paint the trim of twelve buildings (after test section is approved), remodel five*

*kitchens, add more heat cable and remove upper chimneys of five buildings. The motion was seconded by Earl Cluff and approved by a unanimous affirmative vote.*

## **Personnel**

Reid announced to the board that he will be leaving the Timbers in September. He will stay and help train the new GM.

Reid notified the board that an employee is interested in purchasing the GMC Safari van. Reid explained that the resort did not have any need for the van any longer. After some discussion, the following motion was made:

*A motion was made by Earl Cluff to sell the van for \$400.00 to the employee. The motion was seconded by Gordon Bown and passed with a 3-2 vote.*

## **2. Action Items**

The Board discussed the ten Action items from the previous meeting. All had been completed except the three that had to do with the foreclosure process and setting up a separate accounting of past due amounts.

## **X. NEW BUSINESS**

### **A. Overview of the Planning and Zoning Meeting**

The board reviewed the preliminary drawing and the letter from the IPVA to MMH LLC who is looking to develop a section of land by the Timbers. The board discussed water and the IPVA.

### **B. IRS Mileage Reimbursement**

Richard Johnson reviewed with the board the new IRS mileage rate for 2017 which is 53.5 cents per mile for business miles driven.

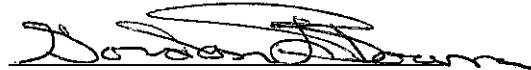
## **XI. ADJOURN MEETING**

*A motion was made by Gordon Bown and seconded by Earl Cluff adjourn the March 25, 2017 Board Meeting at 4:05 p.m. (MST). The motion was approved by a unanimous affirmative vote.*

Submitted By:  
Trading Places International, LLC

Approved By:  
The Timbers Condominiums Owners'  
Association, Inc.

Richard Johnson  
Richard Johnson  
Director of Resort Operations

  
Gordon Bown  
Gordon Bown  
Secretary