

THE TIMBERS CONDOMINIUMS OWNERS' ASSOCIATION, INC.
23rd ANNUAL MEETING
September 8, 2018
EMS Building
4214 County Circle Rd.
Island Park, ID 83429
1:00 P.M. (MDT)

MINUTES

I. CALL TO ORDER

President Mike TenEyck called the meeting to order at 1:07 p.m. Mike TenEyck welcomed the membership to the meeting and introduced the directors of the board and guests.

Board Members Present:

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

Trading Places International, LLC:

Richard Johnson	Director of Resort Operations
Nicole De Casas	Administrative Assistant
Angie Illum	General Resort Manager
Miesha Cox	Front Desk Agent

Guests:

Mike Fitzgerald	Auditor
Joyce Foster	Recorder

President Mike TenEyck reminded the membership of the resorts mission statement as follows:

***“THE TIMBERS CONDOMINIUMS OWNERS' ASSOCIATION, INC.
provide quality service and recreational experience for its members and their guests in
a safe, ethical and environmentally friendly manner”***

President Mike TenEyck reported that the meeting notices were August 20, 2018 to meet the requirements of notice. He also reported that a quorum was present through proxy or by person.

II. APPROVAL OF THE 2017 ANNUAL MEETING MINUTES

President Mike TenEyck asked for corrections to the Timbers 22nd Annual Meeting minutes. No corrections were commented by the membership. Mike TenEyck instructed the members to mark their ballot accordingly to approve the minutes.

III. REPORTS OF OFFICERS

President Mike TenEyck reported that the board has had a very good year. It has been a historical year with the physical asset becoming a reality of the new Clubhouse for the members of Timbers Assn. The project has taken the majority of the board's time but it is also within budget. Mike TenEyck also reported that there is a surplus of 100k which will roll over into the Reserve account, not having to borrow from that account to complete the clubhouse.

Mike TenEyck continued by stating that the rental income is doing great. Timbers having less inventory and less to rent with maintenance fees being paid for these units which helps the membership overall. The board has approved additional improvement of asphalt and approved asphalt around the clubhouse. Having these improvements will make snow removal much easier. Mike TenEyck expanded on the future asking questions of the membership and these questions will be discussed in the first part of January. Where are we going to be in 5 years? In 10 years? Being an aging resort, the board would like to form an Advisory Committee to come to meetings to express ideas, brainstorm of how we go forward as a resort. Mike TenEyck closed with informing the owners that it has been a great year and fun to associate with everyone.

Kelly Pearce, Vice-President reported with GREAT Joy! A beautiful new clubhouse being completed. The vision just needs to be polished to imagine what it will look like once completed. Kelly Pearce also shared his thoughts on the separation of the homeowners and Timbers, stating that it was a miracle and establishing relationships with members and being able to see the light at the end of the tunnel. He continued with as Timbers continue to improve our resort will prosper. He thanked the membership for everything that they have done to support the end result.

Alma Ernst, Treasurer reported on the financial aspects of the resort. Alma Ernst echoed Kelly Pearce's remarks. He is proud of the clubhouse of how it is shaping up while looking after your money, using it wisely, being able to build the clubhouse with no special assessments. It is with great satisfaction to be able to accomplish this major task with in many parameters. Some of the ways that reflected the budget was by incorporating the offices to be in the clubhouse to consolidate to one location. This cut costs and kept the increase to dues at a minimum. Alma Ernst reported that the dues did increase by \$20-\$25 dollars, if you have concerns about the increase please speak to the board and make your wishes known.

Fitzgerald & Associates - Audit

Based on the financial reports, visiting TPI, doing tests and evidence based on all their work ending September 30, 2017. In his professional opinion a clean audit was given. Mike Fitzgerald stated a few highlights such as: \$1,641,000 in the bank of that \$1,163,000 in the Operating Fund, \$478,000 in Reserves Fund. Assets \$2,790,000; total Liabilities \$668,000. Total assets \$2,121,000. The bad debt is at \$277,000 14% same as last year. The reserves being 22% of the funding is on the low end and is lower from the previous year. There is not a funding requirement for the state of Idaho. A healthy level of funding would be 50-60%. Mike Fitzgerald recommended that the level increase, but it is a balancing act. Having the Reserve Study give the board a guide to what is upcoming to be replaced from the reserve account. A new study will be completed after the clubhouse is completed to be able to generate the replacements in that building. He went on to say that resort is in good financial shape and the finances are looking great since the separation of the two resorts. When asked if the resort would benefit from being their own management company, Mike Fitzgerald cautioned that doing in house reservations, financials and rental revenue could suffer due to the quality of work, employee turnover, employee employment pool, making the resort very vulnerable to chaos. Having qualified people managing the rental outreach reflects the 160k rental revenue. For qualification, the employees are Timber employees and the General manger, Angie Illum is a TPI employee. Mike Fitzgerald will be available to the membership to answer questions by calling him at his office and after the meeting.

IV. MANAGER REPORT

Angie Illum began her report by thanking the membership for being an owner and thanking the staff for their work at the resort. She encouraged the membership to take the time to meet and thank them for their service. She further shared with her experience hospitality industry for 15 years not a better staff to work alongside. Angie welcomes comments and opinions from the membership as she considers and follows the wishes of the members. She has added new resort marketing items. She encouraged the members to be proud of their ownership and see the new t-shirts and other items for purchase.

The clubhouse was delayed due to snow and the hurricane which back ordered the tresses. With the delays, the decision was made to seal-up the concrete and resume the construction in the Spring, the second week of May. Angie Illum shared a PowerPoint presentation of the progress of the Clubhouse. She extended an invitation to come to the resort for a tour of the Clubhouse. The abundance of snow was used to make a new tradition of a Snowman Festival. The first year was very successful and enjoyed. With snow still around at Easter they have to be creative with egg hunts. Angie Illum is promoting engagement with families and young people. Getting the youth outside to enjoy their surroundings. She is promoting more activities for kids.

Maintenance week being held in May 2019 will consist of inventory of units and other projects. She encouraged the membership to attend maintenance week.

Angie Illum attended managers training in New Orleans. She appreciated the opportunity and expressed that it was a great experience. She is a manager that jumps in the deep end of the pool and comes out swimming.

Highlights completed and upcoming:

- New doors with card reader locks. Entrance to the clubhouse will be the same.
- 2 new roofs Unit 26 and Unit 40 with metal roof using the dark brown color to compliment the resort.
- Replaced all sofa mattresses.
- Replaced 24 mattresses.
- Two more roofs Unit 142 and Unit 148.
- Master plan for remodels are up to date.

Angie Illum is enjoying her time working with the board and the surroundings. It takes a lot of hard work, may not be easy but always fun.

Angie Illum has an open-door policy welcomes your visits, emails, comments and suggestions to make the resort. Concluding with thanking the membership for the opportunity. President Mike TenEyck thanked her for her dedication to the resort.

V. ELECTION OF DIRECTORS

Richard Johnson explained the voting process stating that members may cast one vote per interval one per person on the ballot. According to the bylaws the board may have up to seven directors. The board has elected to have five seats. Inspectors for the election are Jannette Pittman, Jackie Bowles and Linda Brown.

Eight candidates for a 2yr term for two director positions. Incumbents Earl Cluff, Kelly Pearce, Mike TenEyck also Bruce Lawrence, Susan Hollis, Kelly Dick, John Seamons, Diane Williams, submitted bios to the membership packet. President TenEyck asked for nominations from the floor three times. *After hearing none, motion moved by Kelly Dick second by Linda Brown to cease nominations and meeting attendees approved the motion.* Each candidate was given the opportunity to speak to the membership. The incumbents focus was the projects that are currently ongoing and wanting to see their visions completed. They also understand the challenges of the resort and appreciate the opportunity to serve the membership. Both stressed the interest to maintain a family friendly resort. The other candidates in attendance, Bruce Lawrence stated that Timbers is not known as a destination location but would like to see it become one. He also commented that bringing in new blood to the board of directors ensures us of not losing the knowledge and it would be a shame to lose the knowledge if we don't bring in new longevity. Kelly Dick shared his background and is well qualified in many areas to benefit the resort.

VI. OPEN FORUM

- There not being much difference in the assessment fee between a one bed room and a two-bedroom unit, seems to be an imbalance and creating stress. Will there ever be a cap on assessments? Should she look at buying a two-bedroom? Up and Up assessments seem to be bad.
 - In the Resort Managers office, a list of units that are available to buy or sale. Stop by and see Angie.
 - Ideas are accepted by the board to cut costs. The board gets 3 to 5 bids on all projects. Going with best deal and best quality.
- What is the terms of the loan?
 - 7 years 3 % above prime – interest monthly and a balloon payment
- Transfer fee- What is the cost?
 - \$175.00 work with TPI.
- Speed bumps
 - Suggested 3” off the top. They are way too tall.
- What will be done with the building that was used for check in?
 - Be used for employee housing.
 - Revenue source for family/member usage.
- Question of who designed the grade for the clubhouse above the landscape
 - The architect.
 - Suggested to bring the eves out and the landscaping would protect the building and snow removal.
- Cost to use the clubhouse?
 - Private to Timber’s owners.
 - Residents of the resort have priority.
 - Owners may use the clubhouse at any time.
- What is Bonus time?
 - Call within 14 days of your stay with a two night stay minimum.
 - Call resort to book Bonus time
- What is the cost of Bonus time?
 - 14 days in advance.
 - 2bd \$110 first night \$75 for each additional night.
 - 1bd \$90 first night \$65 for each additional night.
- Week 52 when first purchased was considered a white week, then went to red week now it is back to being a white week. Who sets the color of weeks?
 - The industry – Mainly driven by Florida timeshare
- Is there training available of how to use your timeshare?
 - The board will work on placing information on the web site. Also Angie Illum is willing to help.
- Do you have to go through TPI or the Resort to rent out?
 - Delinquency weeks are used to rent out.
 - Fixed weeks to rent out goes to TPI with paperwork completed makes it available to rent.
 - You may choose to do your own property manager and rent out your unit.

- Increased rentals depend on the owner wanting to rent, preference and inventory.
- How can I change Flex Time to Fixed time?
 - A form and \$150.00 the week will be changed on your deed of the week that you own.
- Why can't you get a red week when the maintenance fee has been paid?
 - Availability – Due to owners going to fixed weeks instead of flex.
- Why is renting decreasing?
 - Less inventory available
- When is the carpet cleaned?
 - Each unit is cleaned in the Spring and Fall.
- No more Flex time? Is Flex time a thing of the past?
 - Several owners have moved from flex to fixed time which lessens the inventory.
 - With owners moving their red summer time weeks to Fixed time nothing is available during that time.

VII. ELECTION RESULTS

- *Mike TenEyck
- *Kelly Pearce
- *Earl Cluff
- *Elected to a 2-year term**

Minutes approved by ballot

Raffle

Several winners of raffle prizes donated by Trading Places and some of the new marketing items from the resort.

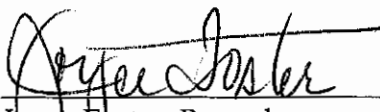
VIII. ADJOURNMENT

With no further business to come before the membership.

A motion by Steve Stokes and seconded by Bruce Lawrence to adjourn the meeting at 3:30 p.m.

Submitted by:

Joyce Foster



 Joyce Foster, Recorder

Approved by:

Timbers Condominium Owners' Assn,



 Gordon Bown, Secretary