

The Villas at Christmas Mountain Association  
Annual Meeting  
October 2, 2020

Call to Order / Roll Call

President Matthew (Yogi) Mueller called the meeting to order at 4:32pm CDT. The following directors were in attendance: Yogi Mueller, President, Douglas Carr, Secretary/Treasurer and Roger Duley, Director. Fred Johannes, Vice President and Jay Lloyd, Secretary/Treasurer were not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Drew Tanski, Regional Vice President; Bill Hanson, Resort Manager; Vicki Jacobs, Assistant Resort Manager; Kim Fries, Director of Association Governance and Hannah Jones, Association Administrator.

There were 4 owners in attendance.

President Mueller appointed Hannah Jones as Acting Secretary for the purpose of recording the minutes.

Meeting Notice and Quorum

The meeting notice was posted and sent to all owners in accordance with Wisconsin state statutes and Association By-Laws.

President Mueller stated pursuant to the Association Bylaws, a quorum of 10% is required. He further stated the quorum requirement was met with four (4) owners in attendance and 4,026 intervals represented by proxy, which combined totals 83.3%.

Approval of Prior Minutes

The minutes of the October 5, 2019 Annual Meeting were presented and reviewed by the ownership.

**Motion:** Douglas Carr made a motion to approve the October 5, 2019 Annual Meeting, as presented. Roger Duley seconded the motion and it was unanimously approved.

Report of Officers

Bill Hanson reviewed the Association's financial statements as of August 31, 2020.

Election of Directors

President Mueller stated there were (5) positions available for election to the Board of Directors for a one (1) year term. All current board members have offered themselves for reelection. Dale Kupczyk has also submitted himself for consideration. Mr. Mueller asked if there were any nominations from the floor. Hearing none, Mr. Muller requested the floor be closed to nominations.

**Motion:** Douglas Carr made a motion to close the floor to nominations. Yogi Roger Duley seconded the motion and it was unanimously approved.

Hannah Jones stated that all votes had been verified and counted and Matthew "Yogi Mueller, Fred Johannes, Douglas Carr, Jay Lloyd and Roger Duley have been elected to the Board of Directors to serve a one (1) year term.

President Mueller thanked Mr. Kupczyk for his willingness to serve.

Unfinished Business

*Water Remediation*

Drew Tanski informed the membership that the testing required by the compliance order between the association and Sauk County is in its final stages. He stated resort leadership remains hopeful that all requirements set forth by the compliance order will be met sometime during the month of October which will result in a request to conclude and discharge the order.

New Business

*Management Report*

Bill Hanson presented a management report which offered updates on COVID-19 response and procedures, staff changes and resort projects.

*2021 Budget Presentation*

The proposed 2021 Operating and Reserve budgets were presented by Bill Hanson. The proposed budget represents an overall increase of 0.98% in 2021 maintenance fees. Mr. Hanson presented a summary of 2021 projected reserve expenses totaling \$506,694.

Adjournment

**Motion:** Roger Duley made a motion to adjourn the meeting. The motion was seconded by Douglas Carr and with all in agreement the meeting was adjourned at 5:01pm CDT.

Respectfully submitted by

---

Hannah Jones, Acting Secretary