

**CHRISTMAS MOUNTAIN CAMPGROUND ASSOCIATION, UA.
ANNUAL OWNERS MEETING
APRIL 11, 2015**

I. Call to Order / Roll Call

Association President Dennis Thurow called the meeting to order at 9:03 a.m. The following persons were in attendance:

BOARD OF DIRECTORS / OFFICERS:

Dennis Thurow, Director / President
Constance Dodd, Director
Yogi Mueller, Director

BLUEGREEN RESORTS MANAGEMENT INC.:

Dale Dobis, Regional Director
Steve Prial, Resort Manager
Kimberly Albert, Resort Assistant Manager
Darren Graves, Director of Maintenance
Matthew Bushweiler, Director of Marketing
Michele D'Alessandro, Association Governance

There were 71 owners present in person and 2723 owners by proxy.

II. Meeting Notice and Quorum

- Director Thurow stated that the meeting notice was posted and sent to all members in accordance with the Wisconsin statutes and Association By-Laws.
- Director Thurow stated that a quorum had been with at least 20% of the ownership present in person or by proxy.

III. Appoint a Recording Secretary

Director Thurow appointed Michele D'Alessandro as Acting Secretary for the purpose of recording the minutes.

IV. Introductions

Director Thurow introduced the Board of Directors and Dale Dobis introduced the CMV team.

V. Approval of prior minutes

- The minutes from April 5, 2014 were presented and Director Thurow asked everyone to take a minute to review them. With no changes requested Director Thurow asked for a motion to approve the minutes as presented.

Motion: Troy Hietpas made a motion to approve the April 5, 2014 minutes as presented; which was seconded by Erland Marg and unanimously approved.

VI. Officer Reports

- Director Thurow stated that there were no officer reports.

VI. Nomination of Candidates

- Director Thurow appointed Michele D'Alessandro and Henry Wilkins as election inspectors.
- Director Thurow asked if there were any nominations from the floor, hearing none he closed the floor for nominations and gave the candidates a chance to speak to the ownership.

- Director Thurow explained that everyone received a ballot when they checked in and when they were finished voting Michele and Henry would collect the ballots.

VII. Unfinished Business

- Director Thurow stated that there was no unfinished business.

VIII. New Business

Kimberly Albert gave an update on employee awards and achievements stating that there have been several associates promoted from within the resort and several associates have received outstanding achievement awards. Kimberly welcomed Steve Prial the Resort Manager and stated how glad everyone is to have him on the CMV team. Kimberly reviewed the Medallia scores for Guest Service Overall Experience and explained how they have been steadily improving over the last three years and plans to continue to improve. In addition, she noted that there are no liability claims pending and the safety and accident prevention continues to be a top priority.

Darren Graves gave an update on the year's projects that were completed and/or are in progress. Darren started by explaining that they have been replacing all unit exterior door locks switching from ASSA to Safelock; this included the common area doors as well. Darren stated that his team is continuing to make improvements to landscaping and grounds focusing more on bare grass spots, removing dead trees and leaf clean up. Darren also explained about the new telephone system that was installed, along with a new radio system allowing all team members of the resort to communicate with one another. Darren's team is currently working on lighting projects for the outside of units that are on dusk to dawn sensors which will assist in the "going green" initiative.

IX. Financial Business

Steve Prial reviewed the Treasurers Report as of December 31, 2014 explaining that year end is forecasted to show a surplus of \$0.00. Steve stated that out of 3732 accounts in the Campground Association 1,277 are delinquent representing 34.22% in the amount of \$4,615,486.05 of which \$1,863,972.11 was from current year billing. Dale Dobis stated that the delinquency rate is high however it is lower than last year and we continue to try and reduce the delinquency rate.

Steve presented the 2015 "stump year" budget explaining that the Associations will all be going to a calendar year instead of a fiscal year starting January 1, 2016 so the budget that was being presented was a seven month budget with about a 3.5% in maintenance fees. There was discussion.

X. Outcome of Voting

- Michele stated that BVU and the Vacation club cast their votes consistent with the legacy owners. She announced the Board of Directors as Dennis Thurow, Charlie Cobb, Constance Dodd, Yogi Mueller and Janet Nikolovski.

X. Open Forum

An open forum session was held for owners wishing to address the Board of Directors with specific questions or concerns. The question was raised as to where we are with the PRV and the county. Steve Prial gave a brief overview on what has transpired in the last few months noting that the Association counsel would be refiling the application prior to April 17 and there is a Board of Adjustments meeting on May 28th. Director Thurow asked how many PRV owners had an addition added to a park model prior to July 10, 1997; the response was that most of the additions were added prior to that date. The question was raised as to whether the owners should attend the meeting on the 28th and they were encouraged to attend if possible. There were several comments about the roads with Steve explaining they did not want to do anything with the roads until the determination had been made with regards to the roads by the county. Members had questions/concerns about children using the indoor pool during "adult only hours" and several had concerns about parents not supervising their children while at the pools and hot tubs. Steve explained that he was noting the concerns of the owners and would see what the resort team could do

about resolving them. Steve also informed the owners that he would be checking into the RV reservations being handled on-site instead of through the call center. Director Thurow informed every one of some road closures that will be coming up and Steve explained that his team would be informing resort guests about the roads prior to check-in.

With no further questions or concerns from the members; Director Thurow stated there was no further business.

Motion: David Langolf made a motion to adjourn the meeting. Director Thurow adjourned the meeting at 10:47 a.m.

Michele D'Alessandro, Acting Secretary

APPROVED