

CHRISTMAS MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
APRIL 10, 2015

I. Call to Order / Roll Call

Association President Lynn Eberl called the meeting to order at 4:02 p.m. The following persons were in attendance:

BOARD OF DIRECTORS / OFFICERS:

Lynn Eberl, Director / President – R.O.A.
Fred Johannes, Director / Vice-President – Villas
Dennis Thurow, Director / Secretary / Treasurer - Campground
Constance Dodd, Director - Timbers
Ron Hedrich, Director – G.E.O

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
Matt Voss, Golf Course
Michele D'Alessandro, Association Governance

There were 17 owners present in person.

II. Meeting Notice and Quorum

- Director Eberl stated that the meeting notice was posted and sent to all members in accordance with the Wisconsin statutes and Association By-Laws.
- Director Eberl stated that a quorum had been met with five of five Delegates present.

III. Appoint a Recording Secretary

Motion: Director Hedrich made a motion to appoint Michele D'Alessandro as Acting Secretary for the purpose of recording the minutes; which was seconded by Director Johannes and unanimously approved.

IV. Approval of Agenda

Motion: Director Hedrich made a motion to approve the agenda as presented; which was seconded by Director Johannes and unanimously approved.

V. Approval of prior minutes

- The minutes from April 4, 2014 were presented.

Motion: Director Hedrich made a motion to approve the April 4, 2014 minutes as presented; which was seconded by Director Thurow and unanimously approved.

VI. Officer Reports

- Director Eberl stated that there were no officer reports.

VII. Unfinished Business

- Director Eberl 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 within the resort. Kimberly introduced 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. 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 the road work is complete in the Campground area, Cottages, Log Cabins, Town Homes, HR parking lot, Clubhouse, and the main road to the edge of the Maintenance house which included chip seal, seal coating and stripping. 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.

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 about \$9,800. Steve stated that out of 66 accounts in the ROA 10 are delinquent representing 15.15% in the amount of \$10,963.66.

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 no increase in maintenance fees. There was discussion.

Director Eberl gave an update on the delinquent accounts and explained that a demand letter had been sent out to the delinquent owners giving them 30 days to bring their account current. If the accounts are not brought current within the 30 days the Board would file a suit against them small claims court. Director Eberl went on to explain the cost would only be about \$90 per account and a lawyer was not needed in order to do this.

X. Open Forum

An open forum session was held for owners wishing to address the Board of Directors with specific questions or concerns. Members had questions on security and the hours they work, in addition to the vehicle they drive. There was discussion on the Christmas decorations, along with the bid process involving Proscapes. Steve Prial and his team noted members concerns and answered questions. Dale Dobis explained the fee structure of the various associations and how that determination is made. Director Eberl informed every one of some road closures that will be coming up and gave suggestions on how to get around them.

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

Motion: Director Johannes made a motion to adjourn the meeting; which was seconded by Director Hedrich and unanimously approved.

Director Eberl adjourned the meeting at 4:32 p.m.