

CHRISTMAS MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
October 7, 2016

I. Call to Order / Roll Call

Association President Lynn Eberl called the meeting to order at 5:00 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
Ron Hedrich, Director – G.E.O

Director Mueller-Timbers Association was not present.

BLUEGREEN RESORTS MANAGEMENT INC.:

Steve Prial, Resort Manager
Karla Davis, Assistant Resort Manager
Michele D'Alessandro, Association Governance

There were 12 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 four of five Delegates present.

III. Appoint a Recording Secretary

- Director / President Eberl appointed Michele D'Alessandro as recording secretary for the purpose of recording the minutes.

IV. Approval of Agenda

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

V. Approval of prior minutes

- The minutes from November 6, 2015 were presented.

Motion: Director Hedrich made a motion to approve the November 6, 2016 minutes as presented; which was seconded by Director Johannes 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

Steve reviewed the Management Report, the Treasurers Report and the 2017 adopted budget. Steve stated that the Fiber project should be completed in November, it was a \$600,000 project and should greatly improve the resorts Medallia scores as that was the top complaint that the resort received. Steve explained that the cottages would all be getting Trex Decking on them and that he was hopeful that they had found the cure for the Asian Beetles. They have treated the exteriors of all buildings on property so the beetles should be 90% gone the first year and 95% gone by the second year.

Steve discussed some of the projects that had been completed this year. The resort had all new signage and the response had been very good. The mini golf is now lit so that people can use it until 10:00 p.m. now. Steve discussed the replacement of doors and the water fountains in the registration building. Steve spoke about the Timbers and the Villas Associations having paid to have fiber installed for high speed internet, it should be completed by November 7th. Bluegreen is replacing chair lift #1 with a quad lift. BG will be renovating and Re-branding Mulligan's, adding an ADA restroom and an airlock vestibule on the ski lift side to increase energy efficiency. Steve introduced Karla Davis as the Assistant Resort Manager and stated that CMV was the "most Improved Resort in BG for 2015 along with receiving the Green Award and award for Learning and Developing.

X. Open Forum

Steve stated that there was a rumor about townhouses being built in the field by the resort, he was not aware of any plans to build townhouses. Steve explained the plans to move the RV Storage fence because of all the dumping that was going on over there. One of the PRV owners wanted to know where they were supposed to dump their grass clippings, trees branches, etc. Steve explained that the owner should have to have someone come and pick them up; the resort was not responsible for removing them. There was a question about the area where the maintenance people have been dumping the dead flowers; Steve explained that they were going to be using it for the ski hill.

There was a question about mowing by dumpster by the back entrance so that you could see to pull out; Steve said he would have maintenance take care of that. Steve stated that the Association should end the year about \$9000.00 to the good.

There was a question about the cell phone tower and Steve explained that there was a cell phone company that had the option on it and continued to renew it several times, it is permitted with the town but no company wants to put up a new tower. There is a new tower 3 miles west of the resort that is going up so hopefully that might improve cell reception some at the resort.

Steve explained the permanent corn hole games located around the resort and how they function; he also explained the remote control car track that had been installed.

Director Eberl gave a few updates on the projects the town was working on. He explained they were working on the corner at H, and explained that CMV Road and Drive were a high priority for the town to repair.

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 5:40 p.m.


Michele D'Alessandro, Acting Secretary