

THE TIMBERS AT CHRISTMAS MOUNTAIN ASSOCIATION
ANNUAL OWNERS MEETING
October 8, 2016

I. Call to Order / Roll Call

Association Vice President Constance Dodd called the meeting to order at 9:09 a.m. The following persons were in attendance:

BOARD OF DIRECTORS / OFFICERS:

Constance Dodd, Director / Secretary-Treasurer

BLUEGREEN RESORTS MANAGEMENT INC.:

Steve Prial, Resort Manager
Karla Davis, Resort Assistant Manager
Gadriéal Kollaszar, Guest Services Manager
Kelsey Draves, Evening Manager
Matthew Bushweiler, Director of Marketing
Fabian Pal, Maintenance Manager
Ryan Rose, I-Advance
Rosemary Larking, I-Advance
Michele D'Alessandro, Association Governance

Director President Yogi Mueller and Director Vice President Aaron Oldenberg were not present.

There were 8213 owners present in person or by proxy.

II. Meeting Notice and Quorum

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

III. Appoint a Recording Secretary

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

IV. Approval of Agenda

Motions: Director Dodd made the motion to approve the agenda as presented, which was seconded by Terry Kumbera and unanimously approved.

V. Introductions

The CMV team introduced themselves. Director Dodd turned the meeting over to Resort Manager Steve Prial.

VI. Approval of prior minutes

- The minutes from November 7, 2016 were presented and Steve asked everyone to take a minute to review them. With no changes requested Steve asked for a motion to approve the minutes as presented.

Motion: Director Dodd made a motion to approve the November 7, 2016 minutes as presented, which was seconded by Karen Long and unanimously approved.

VII. Officer Reports

- Director Dodd stated that there were no officer reports.

VIII. Nomination of Candidates

- Steve asked if there were any nominations from the floor, hearing none he closed the floor for nominations.

Michele asked that everyone take a minute and vote, the CMV staff collected the ballots.

IX. Unfinished Business

- Steve stated that there was no unfinished business.

X. New Business

- Steve presented the Operations Report. Steve explained that the signage was finished along with the Trex decking, the response has been good on both. The fiber optic cable is being installed and should be finished by November 7th; this should eliminate any issues with the Wi-Fi. Bluegreen is replacing chair lift #1 with a quad lift. Once ski season comes to an end Mulligan's will be remodeled and re-branded; they will add an ADA restroom with the renovation. There was a comment about how good the flowers and plants look, Steve stated that they have replaced a lot of the annuals with perennials, shrubs and rock, Steve explained that for 2015 CMV received awards for the most improved resort, the resort with the most greening and for learning and development.

XI. Financial Business

Steve Prial reviewed the Treasurers Report as of June 30, 2017, the Variance Report and the Financial Statement.

Steve presented the 2017 budget, with an average of 4.19 % increase in maintenance fees; there was discussion.

XII. Outcome of voting

- Michele announced that Aaron Oldenburg had been re-elected for a three-year term.

XII. Open Forum

There were several questions on the free golf and ski that was offered to some of the Timbers owners as an incentive to purchase when they bought their UDI. There was discussion and Michele stated that she would check with the legal department on being able to sell the UDI with the free golf and ski. Mr. Douglas stated that he wants a legal opinion done on the issue of transferring free golf and ski.

There was a comment that both the BG employees and the housekeeping drive too fast throughout the resort, Steve said they have been working on this and might have to start implementing tickets and disciplinary action. There was a comment on sales solicitation and some of the things the reps tell them as legacy owners. One of the items that was of concern was being told that what the legacy owners own was worth nothing and would soon be eliminated. Steve stated that he would talk to the sales department and Michele explained that what they own would never be eliminated as it was deeded property, there was discussion.

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

Motion: Terry Kumbera made the motion to adjourn the meeting; which was seconded by Mr. Long and unanimously approved. Director Dodd adjourned the meeting at 11:10 a.m.

Rosie Wallace on behalf of
Michele D'Alessandro, Acting Secretary