

THE CHRISTMAS MOUNTAIN CAMPGROUND ASSOCIATION
Minutes of the Annual Owners Meeting
October 7, 2017

Roll Call/Establish Quorum/Appointment of Recording Secretary

The following Directors were present in person:

Matthew "Yogi" Mueller, President
Janet Nikolovski, Vice President
Constance Dodd, Secretary, Treasurer
Aaron Oldenburg, Director
Dennis Thurow, Director

The following were present in person from Bluegreen Resorts Management, Inc.:

Karla Davis, Resort Manager
Aaron Osborne, Assistant Resort Manager
Nathaniel Lytle, iAdvance
Justin Keberlein, iAdvance
Gadrial Kollaszar, Guest Services Manager
Kelsey Draves, Evening Manager
Sydney Taufen, Human Resources
Meagan Blake, Housekeeping Manager
Fabian Pal, Maintenance Manager
Kim Fries, Association Governance
Rosie Wallace, Association Governance

There were approximately 66 Owners in attendance.

The meeting notice was sent to all Owners in accordance with Wisconsin Statutes and association's By-Laws. Quorum was established with 1,459.8 Owners represented either in person or by proxy. President Mueller officially called the meeting to order at 3:01 p.m. Central Time and appointed Rosie Wallace as Acting Secretary for purposes of recording the minutes.

Approval of Prior Minutes

Motion was made by Joan Wilkins to approve the minutes of the Annual Owners meeting dated October 8, 2016, as presented. Motion was seconded by Jim Wheeler and unanimously approved.

Report of Officers

Karla Davis presented the financial reports as of July 31, 2017, which reflect a current year deficit of \$600,971 and reserve account balance of \$1,295,913, and fielded questions.

Nominations of Candidates for Election to the Board of Directors/Election of Directors

Mr. Mueller explained there were five (5) positions available for election to the Board of Directors each for a one (1) year term. Mr. Mueller asked if there were any nominations from the floor. Cheryl O'Bryon offered her name for consideration. Hearing no other nominations, **motion** made by Kathy Kahn to close the nominations from the floor. Motion was seconded by Mary Hyatt and unanimously approved. The owners in attendance were instructed to complete their ballot.

Appointment of Inspector of Elections.

Mr. Mueller appointed Rosie Wallace the Inspector of Elections.

Election of Directors

Agenda item moved until later in the meeting when all the proxies have been tabulated.

Unfinished Business

There was no unfinished business.

New Business

- a) Management Report. Karla Davis presented the operational report, which updated the Owners on guest satisfaction scores, housekeeping, maintenance, and safety and security. The entire Resort saw an increase in occupancy of 6.8% to budget and 5.1% in departures versus the same time last year. May through July the Campground experienced increases of 16.8% in occupancy and 22% in departures. The association benefited from the install of new decks, a/c split systems, picnic tables, hot water heaters, and rocking chairs for the Clubhouse. Total workers compensation claims year to date are 1 compared to 6 incidents during the same period last year. The association has had zero liability claims year to date. Ms. David fielded questions from the Owner's on length of stay for tent campers and Coast to Coast reservations.

- b) Proposed 2018 Budget Presentation. Ms. Davis presented the 2018 budget, which represents a 5.84% increase in maintenance fees over 2017. Ms. David fielded questions from the Owner's regarding paving on RV sites, Permanent RV's maintain their own site but the roads are not being maintained, garbage and recycle not being picked up regularly, Permanent RV's pay for laundry and housekeeping but don't benefit from those services.

- c) Election of Directors.
The election results were presented by Rosie Wallace. The following members were elected to the Board of Directors: Yogi Mueller with 1,456.8 votes received; Janet Nikolovski with 1,456.8 votes received; Constance Dodd with 1,455.8 votes received; Aaron Oldenburg with 1,456.8 votes received; and, Dennis Thurow with 1,454.8 votes received.

- d) Open Forum.
Janet Nikolovski informed the Owners of the increased amperage that will be coming to the RV pads and detailed the challenges the association faces with upgrading the cable television service. The Board fielded questions from the Owner's regarding enforcement of the age limit to drive a golf cart, renting campsites, challenges with Owner Services, poor signage on County H and Lyndon, Coast to Coast reservations, condition of Park Models, housekeeping staff disregarding the resort rules and regulations, process for replacing a Board member if they step down, status of PRV lawsuit, wilderness road washes out, onsite washing machines not well maintained, thanked the Board for their service and appreciated the new format with the power point presentation.

Adjournment

With no further business presented, **motion** made by Jim Wheeler to adjourn the meeting. Motion was seconded by Richard Kramer and unanimously approved. The meeting was adjourned at 5:00 p.m. Central Time.

CERTIFICATION

I hereby certify the foregoing Minutes of the Annual Owners Meeting held on October 7, 2017 were approved and duly adopted by the Owner's on the 6th day of October 2018.

Rosie Wallace

Rosie Wallace, Acting Secretary