

The Timbers at Christmas Mountain Association  
Annual Meeting  
October 5, 2019

Call to Order / Roll Call

President Matthew (Yogi) Mueller called the meeting to order at 1:00 pm CDT. The following directors were in attendance: Yogi Mueller, President; Aaron Oldenburg, Vice President and Constance Dodd, Secretary/Treasurer. In attendance from Bluegreen Resorts Management, Inc. were Drew Tanski, Regional Vice President; Bill Hanson, Resort Manager; Vicki Jacobs, Assistant Resort Manager; Fabian Pal, Maintenance Manager; Kim Fries, Director of Association Governance and Hannah Jones, Association Administrator.

There were 4 owners in attendance.

President Mueller appointed Hannah Jones as Acting Secretary for the purpose of recording the minutes.

Meeting Notice and Quorum

The meeting notice was posted and sent to all owners in accordance with Wisconsin state statutes and Association By-Laws.

President Mueller stated pursuant to the Association Bylaws, a quorum of 10% is required. He further stated the quorum requirement was met with four (4) owners, representing five (5) intervals, in attendance and 7,467 intervals represented by proxy, which combined totals 89.67%.

Approval of Prior Minutes

The minutes of the October 6, 2018 Annual Meeting were presented and reviewed by the ownership.

**Motion:** Dave Long made a motion to approve the October 6, 2018 Annual Meeting minutes, as presented. Constance Dodd seconded the motion and it was unanimously approved.

Report of Officers

Drew Tanski reviewed the Association's financial statements as of August 31, 2019.

Nominations of Candidates for Election to the Board of Directors

President Mueller stated there was one (1) position available for election to the Board of Directors for a three (3) year term. Aaron Oldenburg has offered himself for re-election. Mr. Mueller asked if there were any nominations from the floor. Hearing none, Mr. Muller requested the floor be closed to nominations.

**Motion:** Constance Dodd made a motion to close the floor to nominations and elect the candidate by acclamation, to serve a three (3) year term. Yogi Mueller seconded the motion and it was unanimously approved.

New Business

Management Report

Drew Tanski spoke to current and future happenings on property including the status of short and long term water remediation plans in relation to Legionnaires, the effort surrounding improving current amenities and the interior upgrades planned for 2020.

Bill Hanson reviewed recent leadership changes and completed projects on property.

2020 Budget Presentation

Mr. Tanski presented the 2020 budget, which reflects a 6.28% increase in maintenance fees over 2019.

Open Question Session

Discussion included the possible return of the chipping green, ski snow being made too late in the season, housekeeping struggles and lightning up the rooms.

Adjournment

**Motion:** Dave Long made a motion to adjourn the meeting. The motion was seconded by Constance Dodd and with all in agreement the meeting was adjourned at 1:59 pm CDT.

Respectfully submitted by

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Hannah Jones, Acting Secretary