

WOODS MANOR BOARD MEETING

Clubhouse 10 a.m. July 11, 2020

Members present: Jay Rust, Chuck Sebald, Sandra Hahn

Call to order: 10:15 am

Approval of agenda: Sandra moved to approve, Chuck seconded, all approved

Approval Bd Mtg min. May 30, 2020: Chuck moved to approved, Sandra seconded, all approved.

RCI: Resort Quality Improvement Program

RCI has developed a Quality Improvement program and has sent us a letter demanding compliance or our time share weeks will no longer be in their program. Criticisms included outdated appliances, "cheap" linens and bedding, furniture and furnishings outdated and broken down, missing baseboards. Len has responded that we are considering the RCI recommendations.

Bringing time share units up to standard would be VERY costly. For example, a queen-sized sofa sleeper costs around \$3,500. Meeting RCI standards would require a special assessment for WMI. Not meeting the standards will lead to RCI dropping our time share weeks. It was decided to ask time share owners at the annual meeting to help us decide what to do.

Asphalt drive/parking lot

Bid from Apex was \$120,000 for replacement. They refused to provide an estimate on patching damaged areas. Our 2020 dues increase provided some cushion for WMA reserve funds. The Board will monitor the condition of the back of the buildings yearly with the help of Travis Construction.

Electronic locks for keyless entry

74 locks are needed in total, 48 of which are for units and ski lockers. The 4/19 bid was \$214 per lock plus \$55 each for installation. Cost would be \$27,000 for locks and installs. With many people accessing common areas (cleaners, real estate agents, renters) security is a concern. Similarly lock boxes for keys can be hacked and stolen creating liability issues.

Annual meeting/Proxies/Financials/Bd elections

34 proxies were returned from time share owners, 9 of which appointed no one as substitute in voting. 10 proxies were received from whole owners.

Financials: Legal fees to date total \$166,866.12, paid from WMI reserves of \$381,663.20 revenue from HOA-owned weeks.

Our candidates to fill board vacancies are Chuck Sebald, Mark Lauriha and Denise Thatcher

Adjourned 12:02 pm

The Board met in an Executive Session to discuss legal issues about the status of the Conversion Plan.