

The Christmas Mountain Campground Association
Annual Meeting
October 15, 2022

Call to Order / Roll Call

Matthew "Yogi" Mueller called the meeting to order at 9:09am CDT. The following directors were in attendance: Matthew "Yogi" Mueller, President; Douglas Carr, Vice President; Dale Koehler, Director and Mike Halvensleben, Director. Russ Manion, Secretary/Treasurer was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President of Resort Operations; Tim Blaschke, Resort Manager; Casey Cernohous, Assistant Resort Manager; Gadriael Kollaszar, Guest Services Manager; Fabian Pal, Director of Engineering and Hannah Jones, Association Governance Specialist.

There were 55 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 20% is required. He further stated the quorum requirement was met with fifty-five (55) owners in attendance and 2,188 intervals represented by proxy, which combined totals 60.39% of the membership.

Approval of Prior Minutes

Minutes of the October 2, 2021 Annual Meeting were mailed to all owners of record for their review and consideration. No objections to the approval of minutes were noted; therefore, the minutes of the October 2, 2021 Annual Meeting are approved, as presented.

Report of Officers

Tim Blaschke reviewed the Association's financial statements as of August 31, 2022. A year over year delinquency comparison was reviewed and an overview of the HOA Inventory Recovery program was presented.

Nominations of Candidates for Election to the Board of Directors

President Mueller stated there were five (5) positions available for election to the Board of Directors, each for a one (1) year term. Four of the five current board members, Matthew "Yogi" Mueller, Douglas Carr, Russ Manion and Mike Halvensleben, have offered themselves for re-election. In addition to the four current board members, Rob Lucas and Lauren Stockdale-Sparks also submitted themselves for consideration. President Mueller opened the floor for nominations. Hearing none, the floor was closed.

Appointment of Inspectors of Election

Mr. Carr requested two volunteers to assist Hannah Jones in verifying and counting all votes. Gadriael Kollaszar and Felicia Tait volunteered to serve as the inspectors of election.

Election of Directors

President Mueller informed the membership that Douglas Carr, Mike Halvensleben, Rob Lucas, Russ Manion and Matthew "Yogi" Mueller had been elected by the membership to each serve a one year term on the Christmas Mountain Campground Board of Directors.

President Mueller thanked all candidates for their willingness to serve and thanked Mr. Koehler for his dedication and service to the association.

New Business

Management Report

Tim Blaschke presented a management report updating the membership on staffing retention and challenges, resort projects, occupancy and guest satisfaction scores.

2023 Budget Presentation

The proposed 2023 operating budget was presented by Tim Blaschke. The proposed 2023 budget reflects a 5.27% increase in maintenance fees with an 4.54% increase in operating expenses, a 6.94% increase in reserve funding, and a 15.71% decrease in property taxes. Proposed reserve expenditures in the amount of \$1,093,256 were reviewed.

Open Question Session

Discussion included association owned inventory, winter camping availability and procedures, road conditions within the PRV

section, the naming of a rules and regulations committee, reservation procedures, winter camping for wilderness campsites, security concerns, wifi access for PRV owners, new fitness equipment, outside rentals, signage for RV rows, speeding and potholes at the back gate.

Adjournment

Motion: Cathryn Mosher made a motion to adjourn the meeting. The motion was seconded by Matthew “Yogi” Mueller and with all in agreement the meeting was adjourned at 11:13am CDT.

Respectfully submitted by

Hannah Jones, Acting Secretary

DRAFT