

The Christmas Mountain Campground Association  
Annual Meeting  
October 2, 2021

Call to Order / Roll Call

Douglas Carr called the meeting to order at 9:00am CDT. The following directors were in attendance: Douglas Carr, Secretary/Treasurer; Rebecca Mellenthin, Director and Dale Koehler, Director. Matthew "Yogi" Mueller was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Drew Tanski, Regional Vice President; Tim Blaschke, Resort Manager; Vicki Jacobs, Assistant Resort Manager; Kim Fries, Senior Director of Association Governance and Hannah Jones, Association Administrator.

There were 52 owners in attendance.

Douglas Carr 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.

Douglas Carr stated pursuant to the Association Bylaws, a quorum of 20% is required. He further stated the quorum requirement was met with fifty-two (52) owners in attendance and 2,125 intervals represented by proxy, which combined totals 58.9%.

Approval of Prior Minutes

Minutes of the October 3, 2020 Annual Meeting, October 3, 2020 Special Membership Meeting and December 11, 2020 Special Membership meeting were presented and reviewed by the ownership.

**Motion:** Rob Lucas made a motion to approve the October 3, 2020 Annual Meeting, October 3, 2020 Special Membership Meeting and December 11, 2020 Special Membership meeting, as presented. Norbert Witkowski seconded the motion and it was unanimously approved.

Report of Officers

Tim Blaschke reviewed the Association's financial statements as of August 31, 2021. Kim Fries reviewed year over year delinquency reports and provided a summary of the secondary market recovery program and its benefits to the association.

Nominations of Candidates for Election to the Board of Directors

Douglas Carr stated there were five (5) positions available for election to the Board of Directors, each for a one (1) year term. All four current board members have offered themselves for re-election. In addition to the four current board members, Cathryn Mosher and Norbert Witkowski also submitted themselves for consideration. One write in candidate, Mike Halvensleben, was named. Mr. Carr opened the floor for nominations. Hearing none, Mr. Carr requested the floor be closed to nominations.

**Motion:** Connie Mullin made a motion to close the floor to nominations. Connie Koehler seconded the motion and it was passed unanimously.

Appointment of Inspectors of Election

Mr. Carr requested two volunteers to assist Hannah Jones in verifying and counting all votes. Karen Riendaeu and Christine Sanchez volunteered to serve as the inspectors of election.

Election of Directors

Mr. Carr informed the membership that Douglas Carr, Mike Halvensleben, Dale Koehler, Rebecca Mellenthin 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.

Mr. Carr thanked all candidates for their willingness to serve.

Unfinished Business

Voting Results for Authorization to Borrow

The Association incurred certain unforeseen expenses, primarily due to the water remediation requirements set forth in the Written Compliance Order issued by Sauk County. The current reserves fund balance is insufficient to meet all expense obligations. In lieu of a special assessment, the Board of Directors is seeking the Association's approval to secure a loan on behalf of the Association in the amount of \$1,800,000. For the Board of Directors to secure a loan on behalf of the Association, an affirmative vote of two-thirds (66.67%) must be obtained.

Kim Fries stated the Association met on this matter on two separate occasions; October 3, 2020 and December 11, 2020. At each

of those meetings, the required number of votes had not yet been obtained. Voting was extended to allow all owners an opportunity to submit their ballot.

Ms. Fries stated that the required number of votes had now been obtained with 71.4% of the membership voting in favor if the authorization to borrow and 1.5% voting in disapproval. The board will now move forward with obtaining the loan on behalf of the association. Details of the loan were discussed.

#### *Water Remediation*

Drew Tanski informed the membership that all requirements set forth by the compliance order between association and Sauk County were met. Testing will continue to occur weekly through 2022.

#### New Business

##### *Management Report*

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

##### *2022 Budget Presentation*

The proposed 2022 operating and reserve budgets were presented by Tim Blaschke. The proposed budget reflects a 6.61% increase in maintenance fees with a 5.35% increase in operating expenses, an 11.71% increase in reserve funding, and a 2.61% decrease in property taxes. Mr. Blaschke presented a summary of 2022 projected reserve expenses totaling \$1,410,626.

##### *Open Question Session*

Discussion included roadway repairs, PRV communication, staffing shortages and its effect on policing violations, ownership breakdowns, reservation regulations, status of lawsuits, cost breakdown for PRV ownership and contact information for maintenance.

#### Adjournment

**Motion:** Connie Mullin made a motion to adjourn the meeting. The motion was seconded by James Casper and with all in agreement the meeting was adjourned at 11:35am CDT.

Respectfully submitted by

  
Hannah Jones, Acting Secretary