

Christmas Mountain Village Property Owners Association, Inc  
Annual Owners Meeting  
October 2, 2021

Call to Order / Roll Call

President Lynn Eberl called the meeting to order at 1:02pm CDT. The following directors were in attendance: Lynn Eberl, President/ROA Delegate; Douglas Carr, Director/ Timbers Delegate and Joe Scolaro, Director/Golf Estates Delegate. Matthew "Yogi" Mueller, Secretary and Treasurer/ Campground 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.

President Eberl 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 Board members and Owners in accordance with Wisconsin statutes and Association By-Laws. The quorum requirement was met with three (3) of five (5) Delegates present.

Approval of Prior Minutes

The Board reviewed the minutes from the October 3, 2020 Annual Owners Meeting.

**Motion:** Douglas Carr made a motion to approve the minutes from the October 3, 2020 Annual Owners Meeting, as presented. Joe Scolaro seconded the motion and it was unanimously approved.

Report of Officers

Tim Blaschke reviewed the Association's financial statements as of August 31, 2021.

Unfinished Business

President Eberl stated there was no unfinished business.

New Business

*Management Report*

Tim Blaschke presented a management report that included updates on staffing changes and struggles and resort projects.

*Proposed 2022 Budget*

Tim Blaschke presented the proposed 2022 budget which reflects a 25.27% decrease in maintenance fees with a 20.02% decrease in operating expenses, a 42.18% decrease in reserve funding, and a 29.58% decrease in property taxes. Mr. Blaschke presented a summary of 2022 projected reserve expenses totaling \$325,739.

*Open Question Session*

Discussion included trying to increase membership meeting participation and a ROA/GEA survey for fitness center usage.

Adjournment

**Motion:** Joe Scolaro made a motion to adjourn the meeting. The motion was seconded by Douglas Carr and with all in agreement the meeting was adjourned at 1:42pm CDT.

Respectfully submitted by

  
Hannah Jones, Acting Secretary