

Christmas Mountain Village Property Owners Association, Inc  
Annual Owners Meeting  
October 3, 2020

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; Matthew "Yogi" Mueller, Secretary and Treasurer/ Campground and Douglas Carr, Director/ Timbers Delegate. Fred Johannes, Vice President/Villas Delegate and Joe Scolaro, Director/Golf Estates Delegate were not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Drew Tanski, Regional Vice President; Bill Hanson, Resort Manager; Vicki Jacobs, Assistant Resort Manager; Kim Fries, 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. There were four (4) Owners in attendance.

Approval of Prior Minutes

The Board reviewed the minutes from the October 5, 2019 Annual Owners Meeting.

**Motion:** Douglas Carr made a motion to approve the minutes from the October 5, 2019 Annual Owners Meeting, as presented. Yogi Mueller seconded the motion and it was unanimously approved.

Report of Officers

Bill Hanson reviewed the Association's financial statements as of August 31, 2020.

Unfinished Business

President Eberl stated there was no unfinished business.

New Business

*Management Report*

Drew Tanski informed the membership that the testing required by the compliance order between the association and Sauk County is in its final stages. He stated resort leadership remains hopeful that all requirements set forth by the compliance order will be met sometime during the month of October which will result in a request to conclude and discharge the order.

Bill Hanson reviewed implemented COVID-19 procedures and resort projects.

*Proposed 2021 Budget*

The proposed 2021 Operating and Reserve budgets were presented by Bill Hanson. The proposed budget represents an overall decrease of 6.11% in 2021 maintenance fees. Mr. Hanson presented a summary of 2021 projected reserve expenses and requested a total of \$58,107 composed of the following expense categories: \$36,335 in capital improvements to include A/C maintenance house, furniture for employee services and maintenance and MEP contingency, \$8,049 in painting for the exterior painting of activities and employment services, \$13,723 in roofing for activities, registration, employment services, housekeeping and maintenance building gutters.

*Open Question Session*

Discussion included sewer district bills and property taxes.

Adjournment

**Motion:** Yogi Mueller made a motion to adjourn the meeting. The motion was seconded by Douglas Carr and with all in agreement the meeting was adjourned at 1:44pm CDT.

Respectfully submitted by

  
Hannah Jones, Acting Secretary