

Christmas Mountain Village Property Owners Association, Inc
Annual Owners Meeting
October 5, 2018

Call to Order / Roll Call

President Lynn Eberl called the meeting to order at 5:03 pm Central Time. The following directors were in attendance: Lynn Eberl, President/ROA Delegate; Fred Johannes, Vice President/Villas Delegate; Dennis Thurow, Secretary and Treasurer/ Campground Delegate; Matthew “Yogi” Mueller, Director/ Timbers Delegate and Ron Hedrich, Director/Golf Estates Delegate. In attendance from Bluegreen Resorts Management, Inc. were Karla Davis, Resort Manager; Evan Sutton, iAdvance, Mary Shytle, iAdvance; Gadriael Kollaszar, Guest Services Manager; Kelsey Draves, Evening Manager; Fabian Pal, Maintenance Manager; Kim Fries, Director of Association Governance and Hannah Damore, Association Administrator.

President Eberl appointed Hannah Damore 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 five (5) of five (5) Delegates present. There were 52 Owners in attendance.

Approval of Prior Minutes

The Board reviewed the minutes from the October 6, 2017 Annual Owners Meeting.

Motion: Yogi Mueller made a motion to approve the minutes from the October 6, 2017 Annual Owners Meeting, as presented. Fred Johannes seconded the motion and it was unanimously approved.

Report of Officers

Karla Davis presented the financial reports as of July 31, 2018, which reflect a current year surplus of \$5,441 and a reserve balance of \$567,626.

Unfinished Business

PRV Lawsuit

Lynn Eberl provided an update of the lawsuit stating that not much has transpired within the last year due to the county being without an attorney.

New Business

Management Report

Ms. Davis presented the operational report, which updated the Owners on major developments, housekeeping, maintenance, and safety and security. The entire Resort saw a decrease in occupied nights of 3.9% to budget and 5.3% versus the same time last year. Maintenance completed 13,792 work orders for all associations year to date, of which approximately 4.4% of those were specific to the POA association. Total year to date is 1 compared to 6 incidents during the same period last year. The association has had four (4) worker’s compensation claims zero (0) liability claims year to date. Ms. Davis field questions.

Road Damage

Ms. Davis stated that the road damage is currently being assessed through a filed insurance claim. She apologized for the amount of time it was taking, but stated that engineered plans are needed and are in the process of being completed.

Holding Tanks

Lynn Eberl recited a letter that he received from the county stating that the sanitary district would no longer be maintaining the Christmas Mountain holding tanks; maintenance will now be the responsibility of the Association as of November 1, 2018. Fabian Pal stated that they will assess the tanks and formulate a maintenance schedule.

2019 Budget Presentation

Ms. Davis presented the 2019 budget, which represents a 3.31% increase in maintenance fees over 2018. This consists of a 24.20% increase in reserve contributions; flat costs in property taxes; and a 5.98% increase in total net operating expenses. Discussion followed regarding specific line items.

Proposed Capital Improvement

Mr. Eberl stated that the Board had recently been presented with a project management agreement for a common area renovation that includes the registration building. Mr. Eberl informed the Owners of his concerns regarding the project including cost and what responsibility the POA has in assuming the costs. Mr. Eberl stated that he did not believe the Association should be funding the project as they do not own the registration building.

Lynn Eberl made a motion to restrict the POA from entertaining proposals requesting funding for capital improvements involving assets they do not own or control. Ron Hedrich voted in favor of the motion while Yogi Mueller, Fred Johannes and Dennis Thurow were opposed. With two (2) delegates in favor and three (3) opposed the motion did not carry.

Adjournment

Motion: Ron Hedrich made a motion to adjourn the meeting. The motion was seconded by Yogi Mueller and with all in agreement the meeting was adjourned at 6:45 pm Central Time.

Respectfully submitted by


Hannah Damore, Acting Secretary